

AGREEMENT

1. Parties

The Parties to this Agreement (“Agreement”) dated March __, 2013, Vintage Pacific at Monte Nido, LLC (“Vintage”) and the County of Los Angeles (the “County”).

2. Recitals

This Agreement is made with reference to the following facts:

2.1 This Agreement concerns 20 separate parcels of land, which are a portion of Los Angeles County Tract 38931, which are depicted on Exhibit “A” hereto (the “Property”).

2.2 In 1986, Rossco Holdings, Inc. (“Rossco”), doing business as Quaker Corporation, entered into a Los Angeles County Public Works Department Multiple Agreement with the County, in connection with which Rossco posted a bond to cover development costs for the Property estimated to be in excess of \$620,000 (the “Initial Bond”).

2.3 Between 1986 and 1998, following the posting of the Initial Bond, Rossco posted a series of bonds and deposits with the County in connection with development of the Property (collectively, with the Initial Bond, the “Bonds and Deposits”).

2.4 On August 2, 2010, Rossco filed a voluntary petition for relief under Title 11 of the United States Code in the United States Bankruptcy Court for the Western District of Texas, which case was subsequently transferred to the United States Bankruptcy Court for the Central District of California (the “Bankruptcy Court”).

2.5 In December 2010, RBMN II, LLC (“RBMN”) acquired the Property pursuant to an agreement approved by the Bankruptcy Court. On August 31, 2011, Rossco filed an adversary proceeding in the Bankruptcy Court against the County, Vintage and other defendants, seeking, among other things, exoneration from obligations related to the Bonds and Deposits.

2.6 As of the date of this Agreement, Vintage has acquired title to the Property from RBMN.

2.7 The County and Vintage have been engaged in discussions concerning the development of the Property, which, subject to the terms of this Agreement, will entail the (i)

construction of residences on 15 lots on the Property, identified in Exhibit “A” as Lots 1-4, 6, and 13-22 (“Residential Lots”), (ii) dedication to a public agency of five lots on the Property, identified in Exhibit “A” as Lots 8-12 (“Dedication Lots”), and (iii) release of all obligations to construct or finance certain monument, drainage and roadway improvements, which are described in Vintage’s pending application to modify the conditions of Los Angeles County Tract 38931. (“Map Modification”) Vintage has agreed to convey the Dedication Lots provided that (i) the Property is released from the obligation to construct or finance the improvements described in the Map Modification on terms that do not require Vintage to construct or finance any additional improvements with respect to the Dedication Lots or road widening improvements related to the Residential Lots and (ii) development on the Residential Lots can occur on the terms specified in this Agreement.

2.8 The purpose of this Agreement is to (i) provide for the exoneration of the Bonds and Deposits given to the County by Rossco, (ii) provide for the replacement of those obligations by Vintage, and (iii) establish the terms of the Parties’ agreement with respect to the development of the Residential Lots and conveyance of the Dedication Lots.

3. Consideration and Agreement

In consideration of the foregoing Recitals and of the mutual agreements, covenants and releases set forth herein, and for other good and valuable consideration, the sufficiency and adequacy of which is acknowledged by the parties, the Parties hereto agree as follows:

3.1 The County shall expeditiously as reasonably practical process the Map Modification on terms that (i) do not require Vintage to construct or finance all of the improvements described in the original Map and do not require Vintage to construct or finance any improvements with respect to the Dedication Lots or road widening improvements related to the Residential Lots and (ii) are consistent with the terms of this Agreement. The Parties acknowledge that approval of the Map Modification as described in this Section 3.1 is a material consideration for Vintage’s agreement to the terms in this Agreement and that Vintage’s agreement to record an offer to dedicate or to convey title to the Dedication Lots to a public

agency is expressly contingent on the approval of the Map Modification as described in this Section 3.1.

3.2 Development on the Residential Lots shall be subject to the following terms:

3.2.1 If developed by Vintage, the Residential Lots shall be developed and maintained in substantial compliance with Exhibits “B” (depicting the front exterior elevation and floor plan of each dwelling unit on each Residential Lot) Exhibit “C” (depicting the location of all allowable structures on each Residential Lot), and Exhibit “D” (depicting the conceptual landscape and fuel modification plans for some of the Residential Lots that would be applied on the remaining Residential Lots) (collectively, “Residential Development”). Vintage shall not grade or erect any structures, encroachments and any other development outside the boundaries of the existing-graded pads on the Residential Lots, except if depicted on Exhibits “B,” “C” and “D” (or to the extent necessary to implement the conceptual landscape and fuel modification plans on lots not depicted on Exhibit “D”) or necessary to comply with Fire Department or other County or Coastal Commission requirements for the Residential Development.

3.2.2 Vintage shall submit plot plans for the Residential Development on all of the Residential Lots as soon after the date of this Agreement as reasonably practicable. The County shall process and review as expeditiously as reasonably practical the plot plans and process any other approvals necessary for the Residential Development on all of the Residential Lots. The Parties acknowledge that the County’s approval of all of the Residential Development on all of the Residential Lots is a material consideration for Vintage’s agreement to the terms in this Agreement and that Vintage’s agreement to record an offer to dedicate or to convey title to the Dedication Lots to a public agency and to record a deed restriction on the Dedication Lots is expressly contingent on the County’s approval of the Residential Development on all of the Residential Lots.

3.3 Not later than 30 days following all necessary County approvals, except building permits, Vintage shall provide such bonds, deposits and other undertakings reasonably

required by the County Department of Public Works (“DPW”) to replace the Bonds and Deposits for those improvements that are required to be constructed pursuant to the conditions of Los Angeles County Tract 38931 to the extent modified by the County. In the event that Vintage is required to construct or finance improvements for the purpose of developing the Dedication Lots, Vintage shall record a deed of trust or lien in favor of DPW on the Dedication Lots in a form reasonably acceptable to Vintage and DPW to secure the construction of such improvements. Prior to the provision of the bonds, Vintage shall be precluded from selling any of the Residential Lots.

3.4 Concurrently with the execution of this Agreement, the County releases and exonerates the Bonds and Deposits and releases Rossco from all obligations with respect to the Property, and will provide such written confirmation of the foregoing releases and exonerations in such form as is required by American Motorists Insurance Co. to release to Rossco sums paid for the Bonds and Deposits.

3.5 Following County approval of the Map Modification and County issuance of all other approvals necessary for the Residential Development on all of the Residential Lots, Vintage promptly shall apply for and diligently pursue approval of coastal development permits from the California Coastal Commission for all of the Residential Development on all of the Residential Lots (“CDPs”). The Parties acknowledge that the California Coastal Commission’s approval of CDPs for all of the Residential Development on all of the Residential Lots is a material consideration for Vintage’s agreement to the terms in this Agreement and that Vintage’s agreement to record an offer to dedicate or to convey title to the Dedication Lots to a public agency and to record a deed restriction on the Dedication Lots is expressly contingent on the California Coastal Commission’s approval of CDPs for all of the Residential Development on all of the Residential Lots.

3.6 Subject to the contingencies in Sections 3.1, 3.2.2 and 3.5, Vintage shall record an irrevocable and non-expiring offer to dedicate the Dedication Lots to a public park agency acceptable to the County Director of Parks and Recreation in a form reasonably acceptable

to the County (“OTD”) and a deed restriction in a form reasonably acceptable to the County prohibiting grading, construction of any structure other than trail way-finding signage, and removal or encroachment into the protected zone of any oak tree on the Dedication Lots (“Deed Restriction”) on the following terms:

3.6.1 Vintage shall promptly apply for building permits consistent with the terms of Section 3.2.1 for all of the Residential Development on all of the Residential Lots following Coastal Commission approval of the Residential Development on all of the Residential Lots. Provided that the contingencies in Sections 3.1, 3.2.2 and 3.5 have been satisfied, Vintage shall not apply for building permits on less than all of the Residential Lots under the terms of this Agreement. The County shall expeditiously process and review the building permit applications for all of the Residential Development on all of the Residential Lots.

3.6.2 Provided that (i) the County (a) has approved the Map Modification as specified in Section 3.1, (b) has approved all of the Residential Development as specified in Sections 3.2.1 and 3.2.2 and (c) has approved issuance of building permits for all of the Residential Development on all of the Residential Lots and (ii) Vintage has obtained a final approval of all required CDPs for the Residential Development on all of the Residential Lots as specified in Section 3.5, Vintage shall record the OTD and the Deed Restriction prior to the issuance of any of the building permits. The County shall not issue any building permits until the OTD and Deed Restrictions are recorded.

3.6.3 Prior to recording the OTD or Deed Restriction, Vintage shall maintain the Dedicated Lots as open space, shall not engage in any grading, construction of any structure, and any removal or encroachment into the protected zone of any oak tree on the Dedication Lots, and shall not encumber or sell any portion of the Dedication Lots or diminish the size of the Dedication Lots.

3.6.4 In the event that (i) the County either (a) fails to either approve the Map Modification or release and waive the obligations as specified in Section 3.1, or (b) fails to approve the Residential Development as specified in Sections 3.2.1 and 3.2.2, or (c) fails to

approve building permits for all of the Residential Development on all of the Residential Lots or (ii) the Coastal Commission fails to approve of any CDPs required for Residential Development on all of the Residential Lots as specified in Section 3.5, Vintage shall have no obligation to (i) record the OTD or the Deed Restriction (ii) convey the Dedication Lots to any public agency or (iii) maintain the Dedicated Lots as specified in Section 3.6.3.

3.7 Each Party shall take all reasonable actions to make, deliver, and/or sign any other documents and instruments that are necessary to carry out the provisions, intent and purpose of this Agreement.

4. Release of Claims

For and in consideration of the agreements set forth in Section 3 above, and upon full and complete satisfaction of the terms in Section 3 above, the Parties agree as follows:

4.1 Parties fully and finally release, exonerate and discharge, Rossco and each of its beneficiaries, trustees, owners, predecessors, successors, assigns, agents, shareholders, directors, officers, employees, servicers, representatives, attorneys, and affiliates, and all persons acting by, through, under, or in concert with any of the aforesaid persons or entities (collectively, the "Rossco Parties"), from any and all obligations under the terms of and covered by the Bonds and Deposits, including all claims, complaints, rights, manner of action or actions, cause or causes of action, suits, debts, dues, demands, obligations, charges, costs, expenses (including but not limited to attorneys' fees) sums of money, controversies, damages, accounts, agreements, covenants, contracts, judgments, reckonings, liens and liabilities of every kind and nature whatsoever, whether at law or in equity, whether based upon statute, common law or otherwise, whether matured, contingent or non-contingent, whether direct or indirect, whether known or unknown, whether suspected or unsuspected, whether or not hidden and without regard to the subsequent discovery or existence of different or additional facts, which any of the Defendants ever had, now have, or may claim to have under the terms of the agreements governing the obligations secured by the Bonds and Deposits and the payment of any sums by the Bonds and

Deposits, except and unless Rossco pursues claims against either of the Parties with respect to the Bonds and Deposits.

4.2 The Parties certify that they have read the provisions of California Civil Code Section 1542 and have consulted their own counsel regarding that Section. The Parties waive any and all rights under California Civil Code Section 1542, which states:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

4.3 The Parties waive application of Section 1542 of the California Civil Code and any other statutes, common law rights, rules or the like which may operate to limit the intent of this Agreement with respect to the claims released in Section 4.1 above. The Parties understand and acknowledge the significance and consequence of this waiver of Section 1542 of the California Civil Code is that even if they should eventually suffer additional damages on account of the claims released in Section 4.1, they will not be permitted to make any claim for such damages.

4.4 The foregoing shall in no way be construed to limit or prevent any Party's ability to enforce the terms of this Agreement.

5. Miscellaneous

5.1 Neither the offer nor the acceptance of the terms and conditions of this Agreement nor any other aspect of this agreement represents an admission of liability on the part of any Party.

5.2 The Parties acknowledge that they are and have been represented by legal counsel of their own choice throughout all of the negotiations which preceded the execution of this Agreement. No court of law or equity shall construe any part or portion of this Agreement as against any of the Parties hereto by virtue of the identity of the drafters.

5.3 This Agreement contains the entire agreement of the Parties and supersedes all prior negotiations and proposed agreements, written and oral. The Parties

acknowledge and warrant that neither they, nor their respective agents or attorneys, have made or implied any promise, representation or warranty whatsoever, expressed or implied, not contained in this Agreement to induce the execution of this Agreement. Each Party acknowledges and warrants that he, she or it has not relied on any express or implied promise, representation, or warranty not contained in this Agreement.

5.4 No amendment, alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by all of the Parties.

5.5 This Agreement and all rights and obligations arising out of it shall be governed and construed in accordance with the laws of the State of California.

5.6 This Agreement shall be binding on each Party's successors, assigns, heirs, and beneficiaries. Each of the signatories to this Agreement represent and warrant that he, she or it is competent and authorized to enter into this Agreement on behalf of the Party for whom he, she or it purports to sign, and each agrees to defend, indemnify, and hold harmless each of the Parties against all claims, suits or demands, including necessary expenses of investigation and reasonable attorney's fees, incurred as a result of any breach of this warranty.

5.7 Should any action or other proceeding be brought arising out of or regarding this Agreement or any of the provisions or the subject matter hereof, the prevailing party or parties shall be entitled to recover reasonable attorney's fees, court costs and litigation expenses, including post-judgment costs and attorney's fees, incurred in connection with the action or proceeding. Should any action or proceeding be brought, which action or proceeding is barred by the terms of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, court costs and litigation expenses, including post-judgment costs and reasonable attorney's fees, incurred in connection with the action or proceeding.

5.8 This Agreement, consisting of ____ (__) pages, including exhibits, shall be executed in two duplicate originals. One duplicate original of this Agreement, with executed counterpart signature pages, shall be retained by Vintage. One duplicate original of this Agreement, with executed counterpart signature pages, shall be retained by the County.

5.9 THE PARTIES CERTIFY THAT EACH HAS READ ALL OF THIS AGREEMENT AND FULLY UNDERSTANDS ITS TERMS.

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement as of the date set forth below.

Dated: March ___, 2013

VINTAGE PACIFIC LLC

By: _____

Its: _____

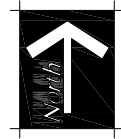
Dated: March ___, 2013

COUNTY OF LOS ANGELES

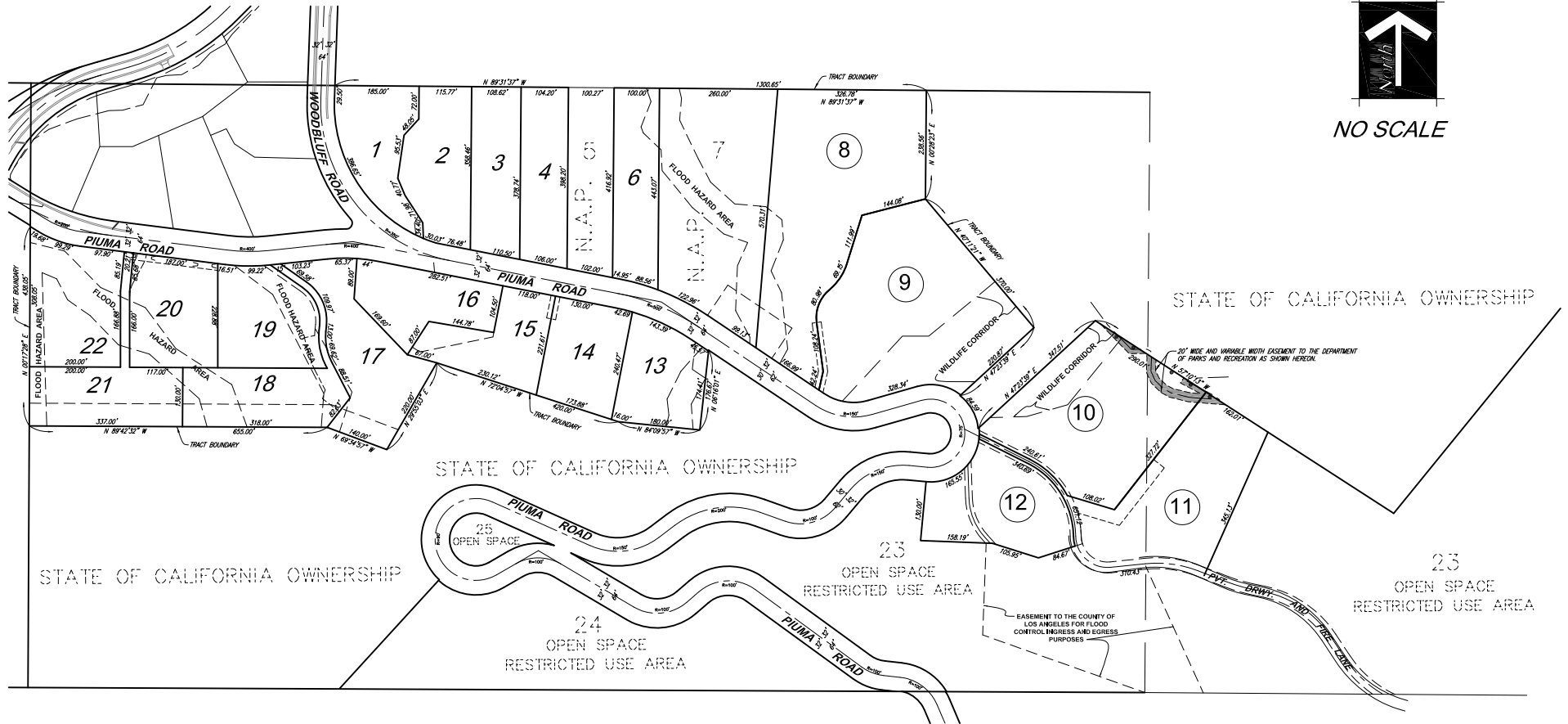
By: _____

Its: _____

EXHIBIT "A"



NO SCALE



RESIDENTIAL LOTS

ASSESSORS PARCEL NUMBER:

4456-038-001 (LOT 1)	4456-038-016 (LOT 16)
4456-038-002 (LOT 2)	4456-038-017 (LOT 17)
4456-038-003 (LOT 3)	4456-038-018 (LOT 18)
4456-038-004 (LOT 4)	4456-038-019 (LOT 19)
4456-038-006 (LOT 6)	4456-038-020 (LOT 20)
4456-038-013 (LOT 13)	4456-038-021 (LOT 21)
4456-038-014 (LOT 14)	4456-038-022 (LOT 22)
4456-038-015 (LOT 15)	

DEDICATION LOTS

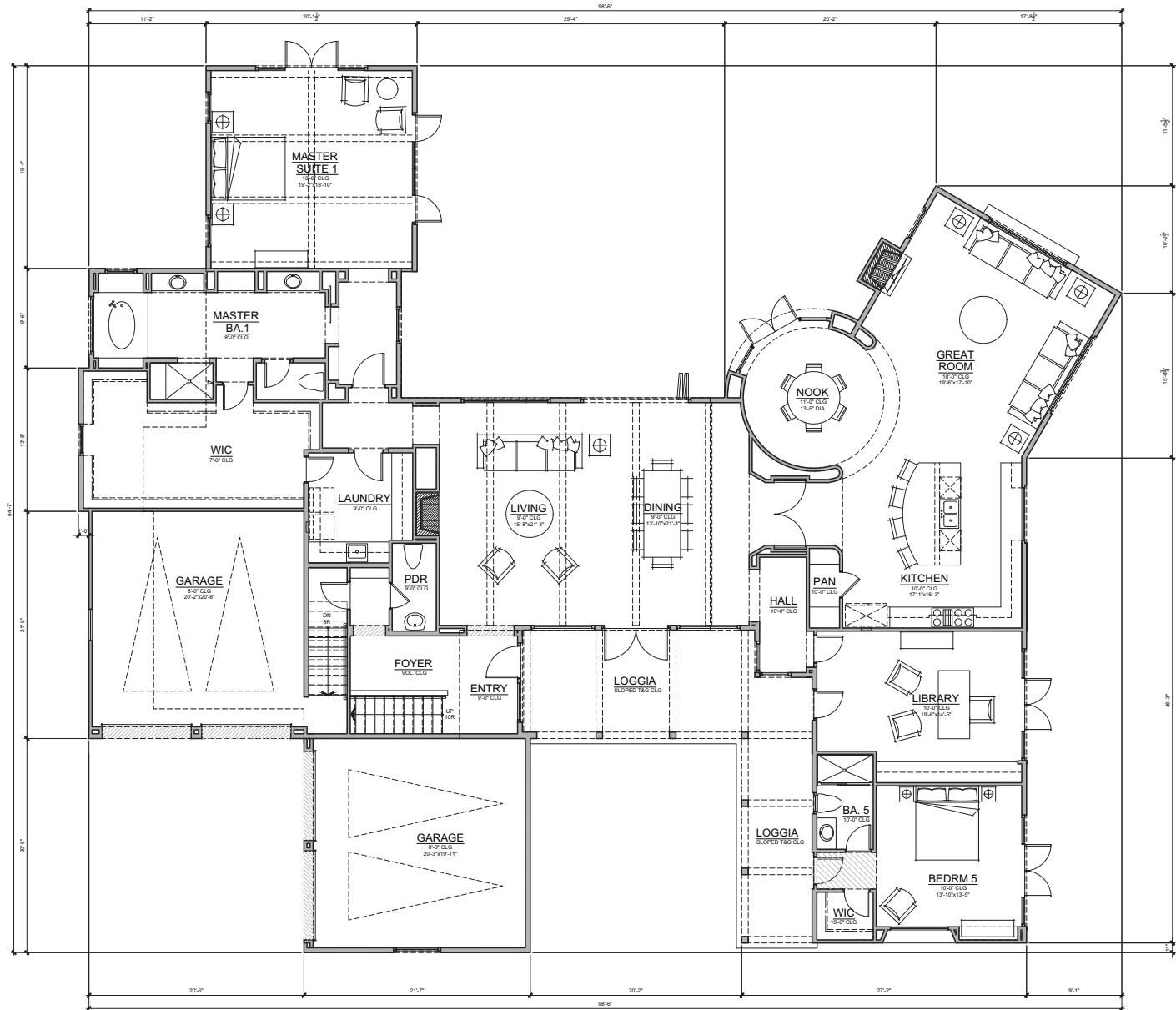
ASSESSORS PARCEL NUMBER:

4456-038-008 (LOT 8)
4456-038-025 (LOT 9)
4456-038-026 (LOT 10)
4456-038-011 (LOT 11)
4456-038-012 (LOT 12)

OWNERS / SUBDIVIDERS

VINTAGE PACIFIC AT MONTE NIDO, LLC.
18401 VON KARMAN AVENUE, SUITE 350
IRVINE, CALIFORNIA 92612
PHONE: 949-253-7110

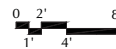
EXHIBIT B - LOT 1



LOT 1 - PLAN 4C

5,411 SF TOTAL
FIRST FLOOR PLAN

3,727 SF

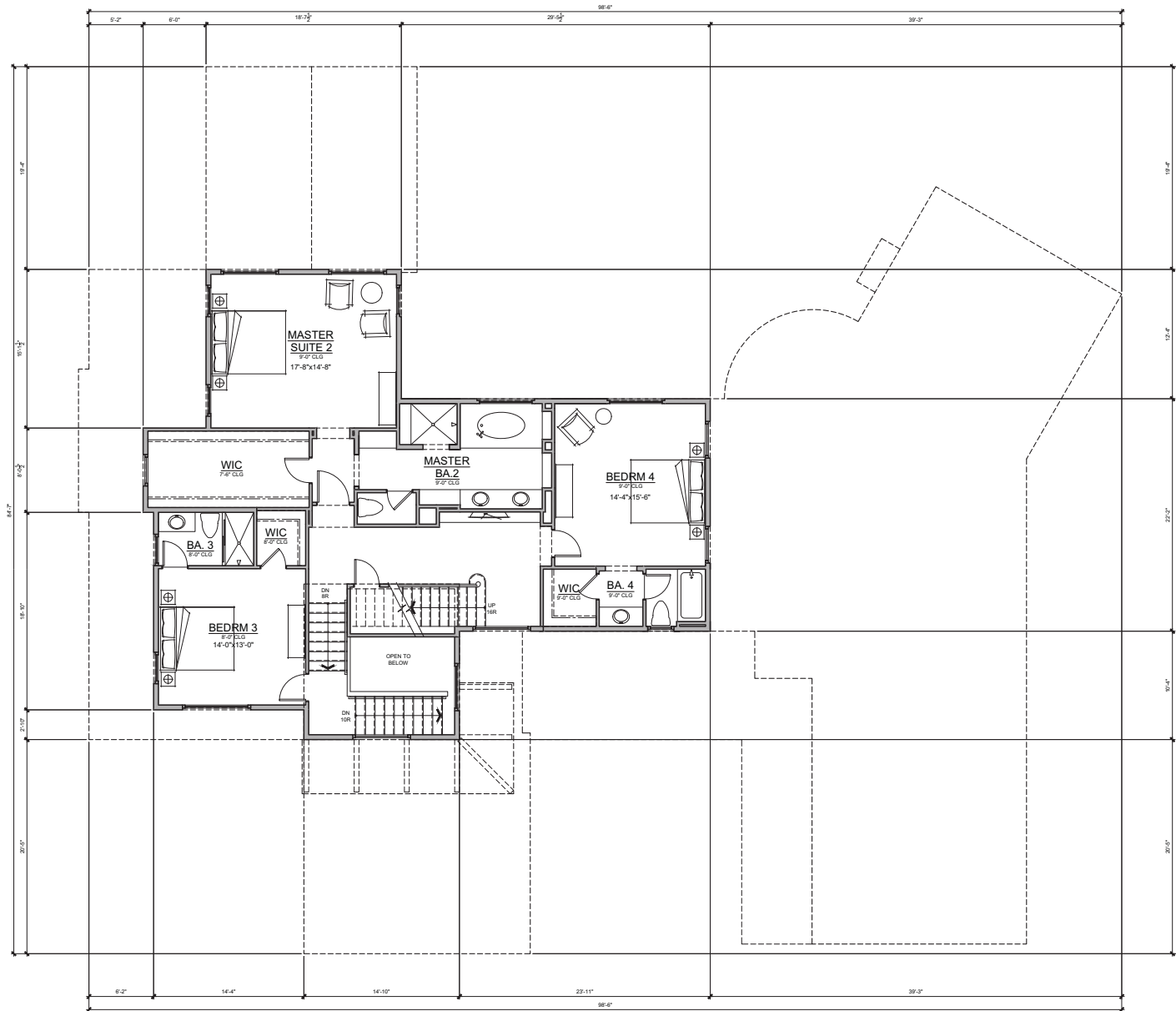


MONTE NIDO
MALIBU, CALIFORNIA



VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
4C-2.0

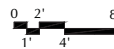
EXHIBIT B - LOT 1



LOT 1 - PLAN 4C

5,411 SF TOTAL
SECOND FLOOR PLAN

1,507 SF

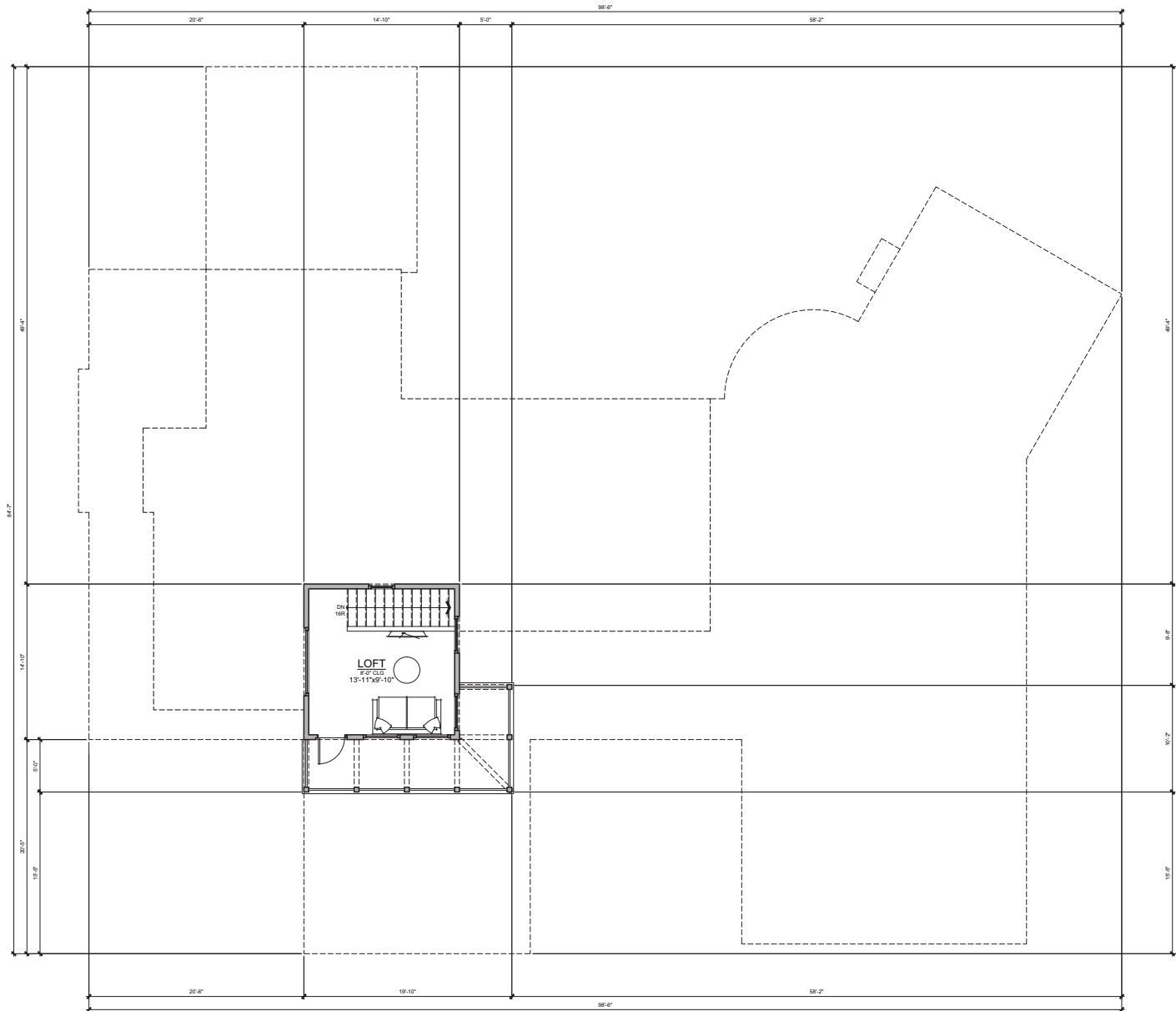


M O N T E N I D O
MALIBU, CALIFORNIA



VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
4C-2.1

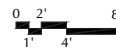
EXHIBIT B - LOT 1



LOT 1 - PLAN 4C

5,411 SF TOTAL
THIRD FLOOR PLAN

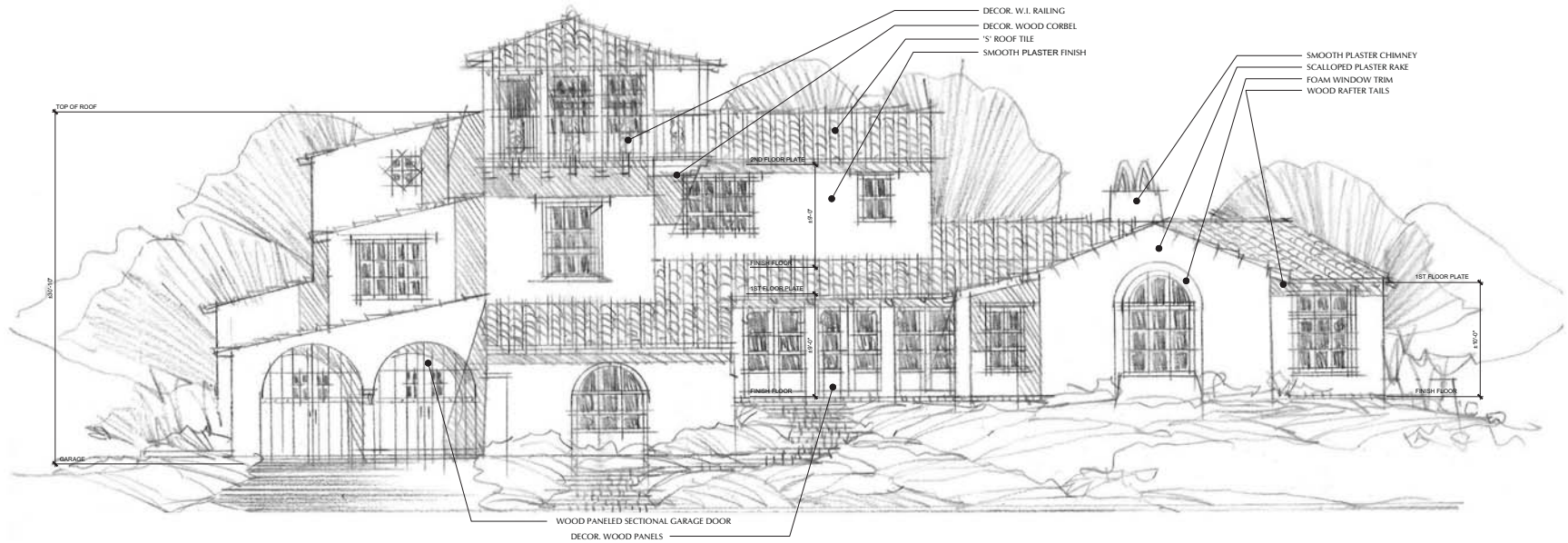
177 SF



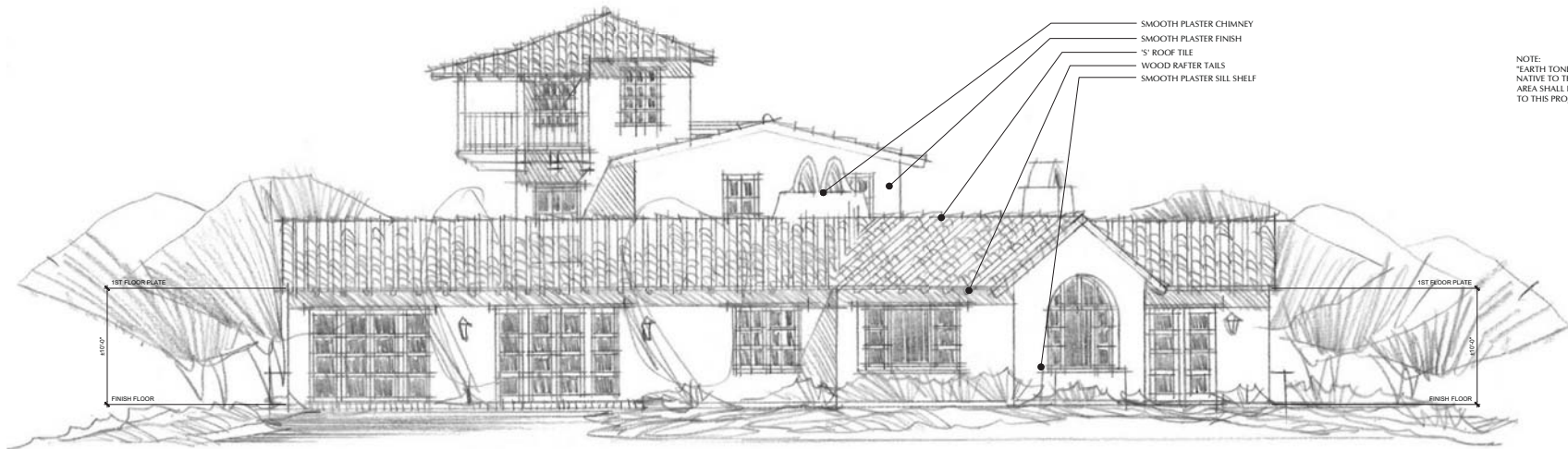
MONTE NIDO
MALIBU, CALIFORNIA



EXHIBIT B - LOT 1

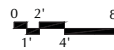


FRONT ELEVATION



RIGHT ELEVATION

LOT 1 - PLAN 4C
EXTERIOR ELEVATIONS

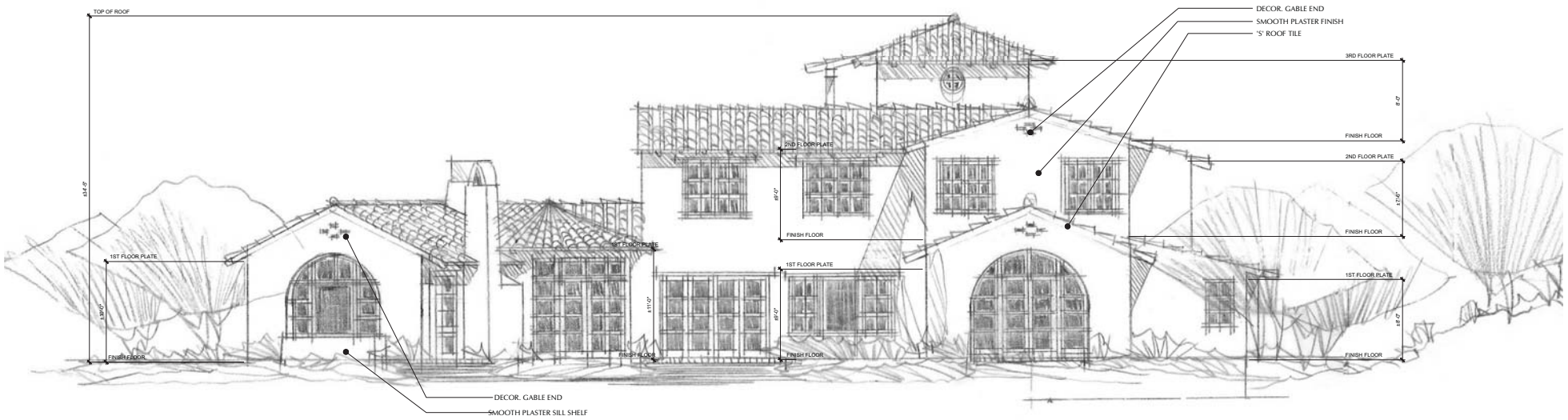


NOTE:
"EARTH TONE" COLORS
NATIVE TO THE LOCAL
AREA SHALL BE APPLIED
TO THIS PROJECT

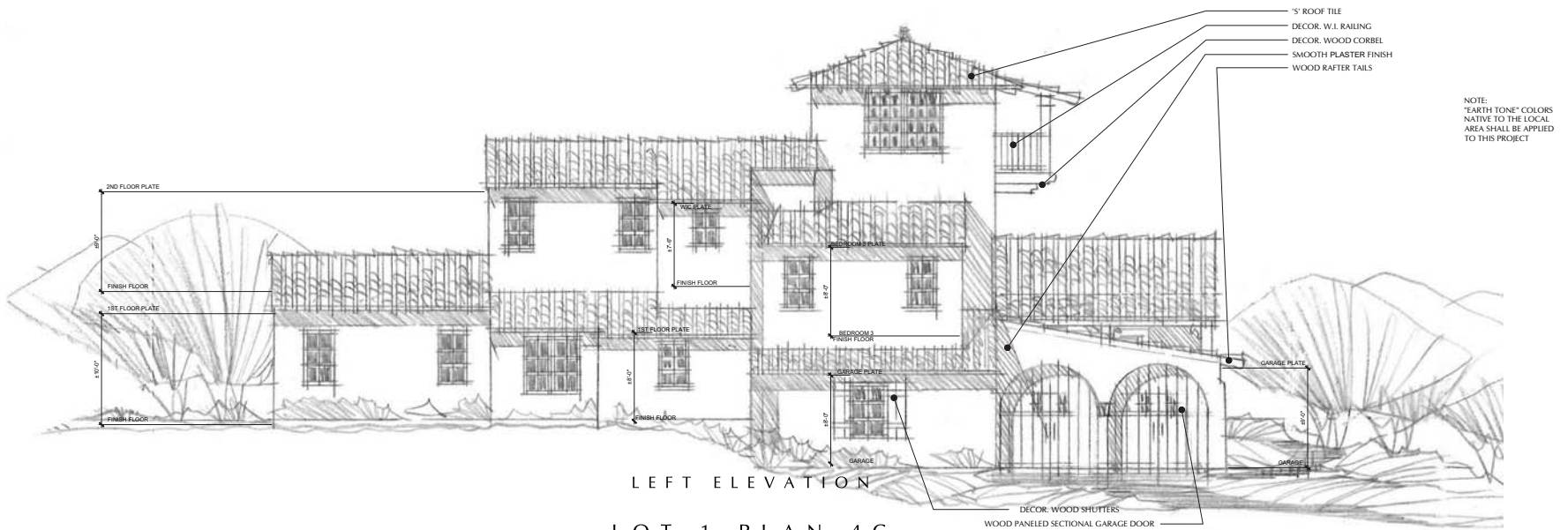
MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
4C-1.0

EXHIBIT B - LOT 1

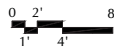


REAR ELEVATION



LEFT ELEVATION

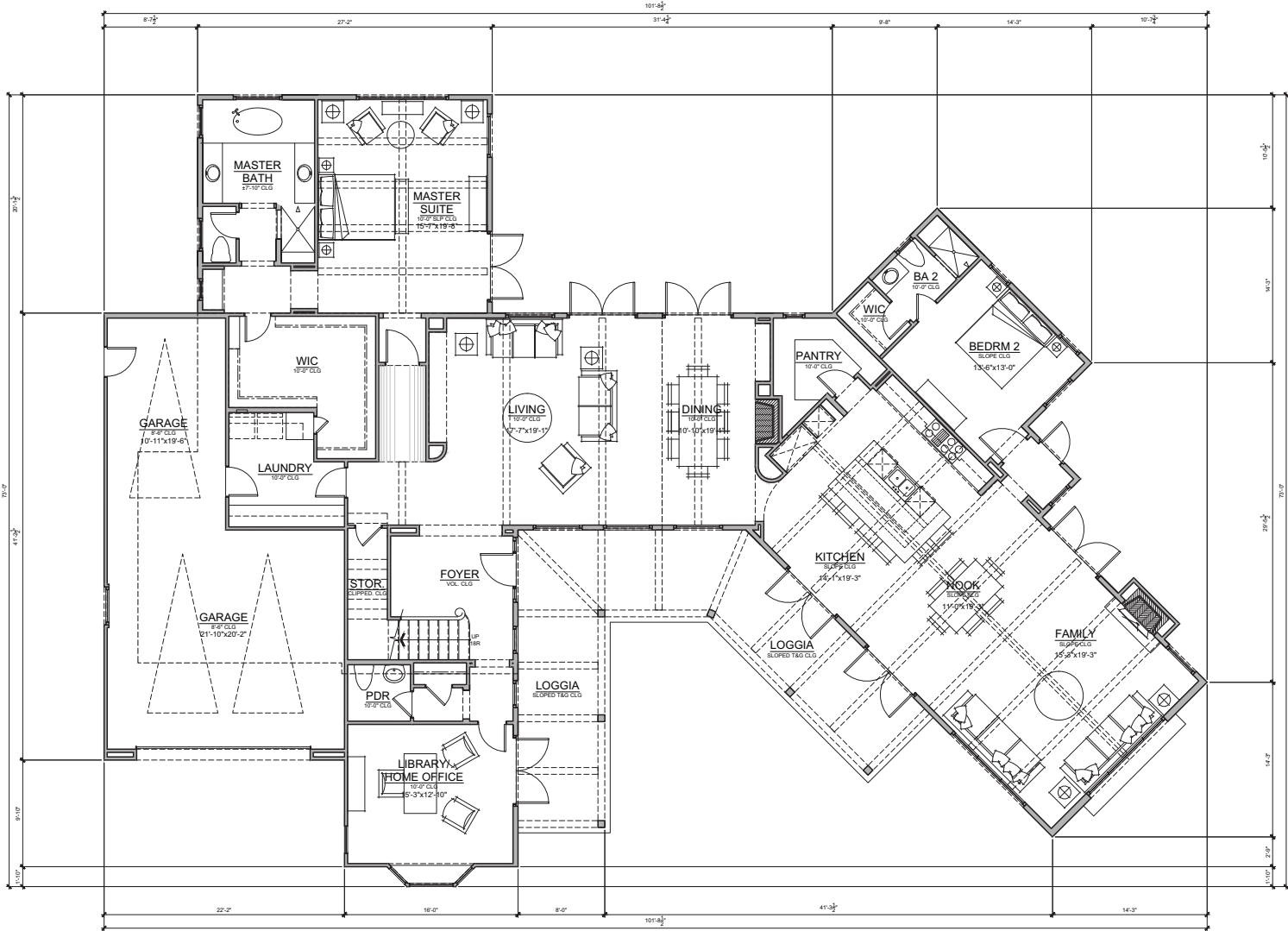
LOT 1 - PLAN 4C
EXTERIOR ELEVATIONS



M O N T E N I D O
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
4C-1.1

EXHIBIT B - LOT 2



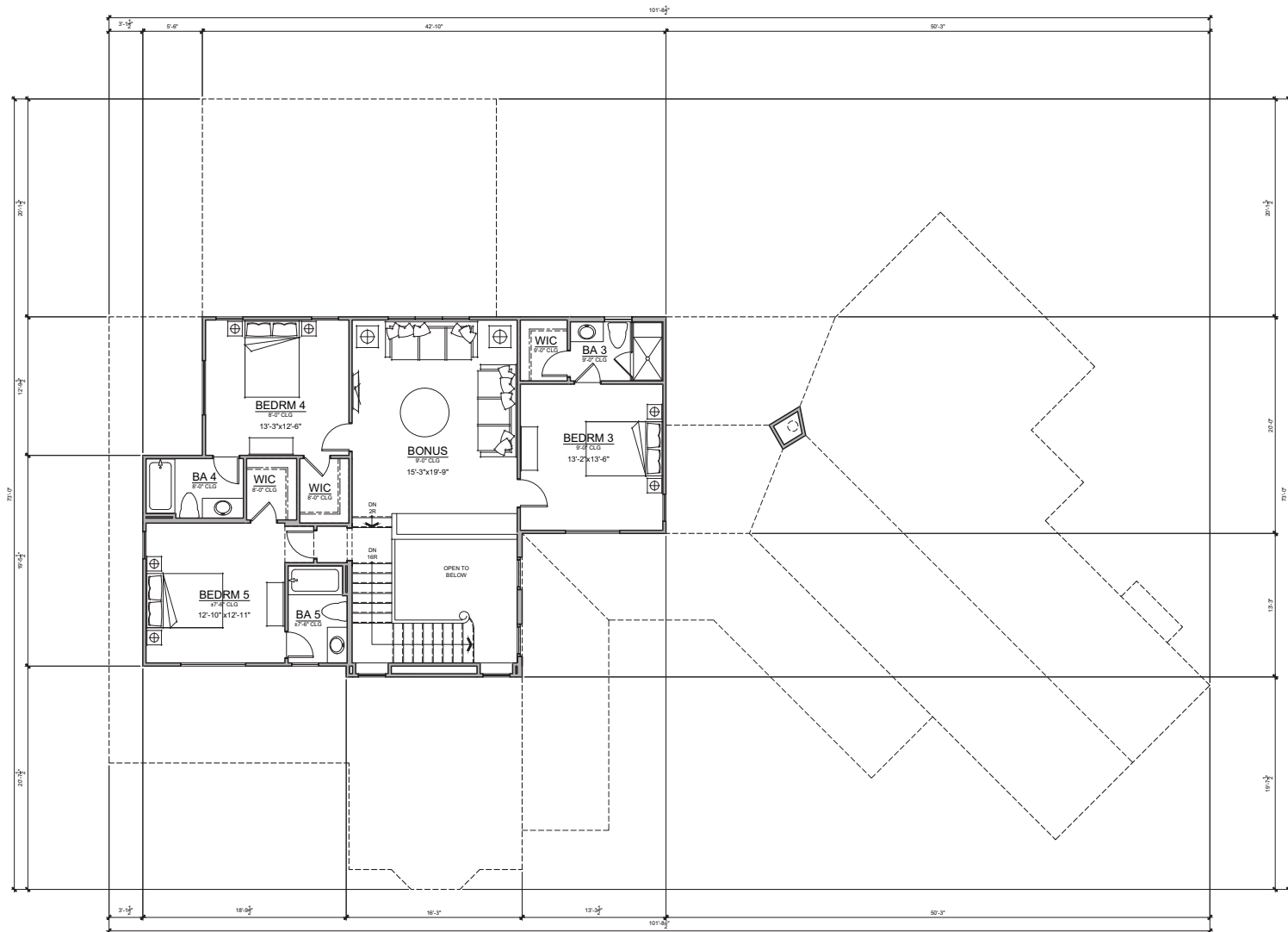
LOT 2 - PLAN 2A
4,440 SF TOTAL
FIRST FLOOR PLAN

M O N T E N I D O
MALIBU, CALIFORNIA



VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
2A-2.0

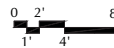
EXHIBIT B - LOT 2



LOT 2 - PLAN 2A

4,440 SF TOTAL
SECOND FLOOR PLAN

1,150 SF



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MALIBU, CALIFORNIA



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CALIFORNIA PACIFIC HOMES
09.06.12
2A-2.1

EXHIBIT B - LOT 2



FRONT ELEVATION



RIGHT ELEVATION

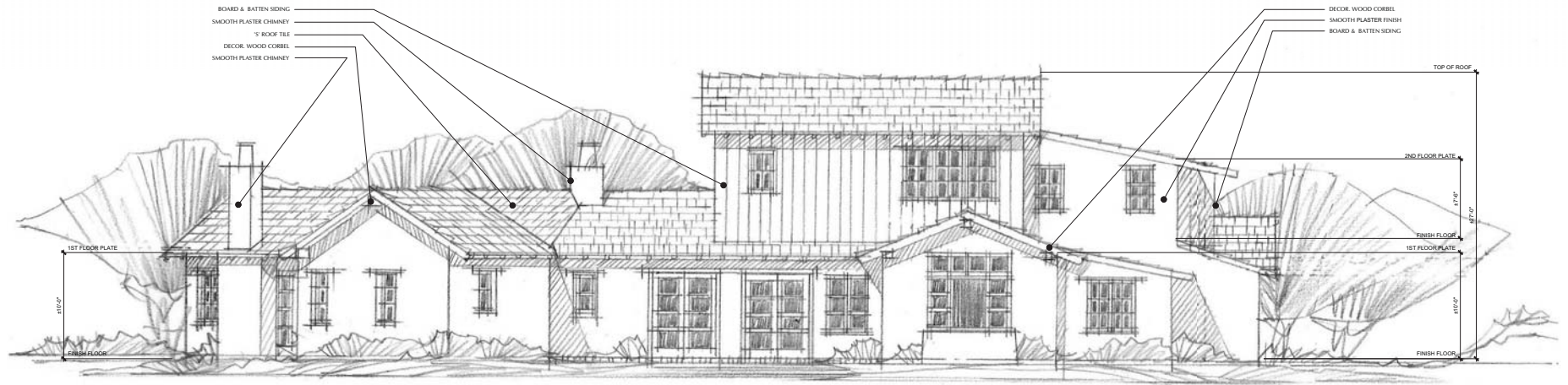
LOT 2 - PLAN 2A
EXTERIOR ELEVATIONS



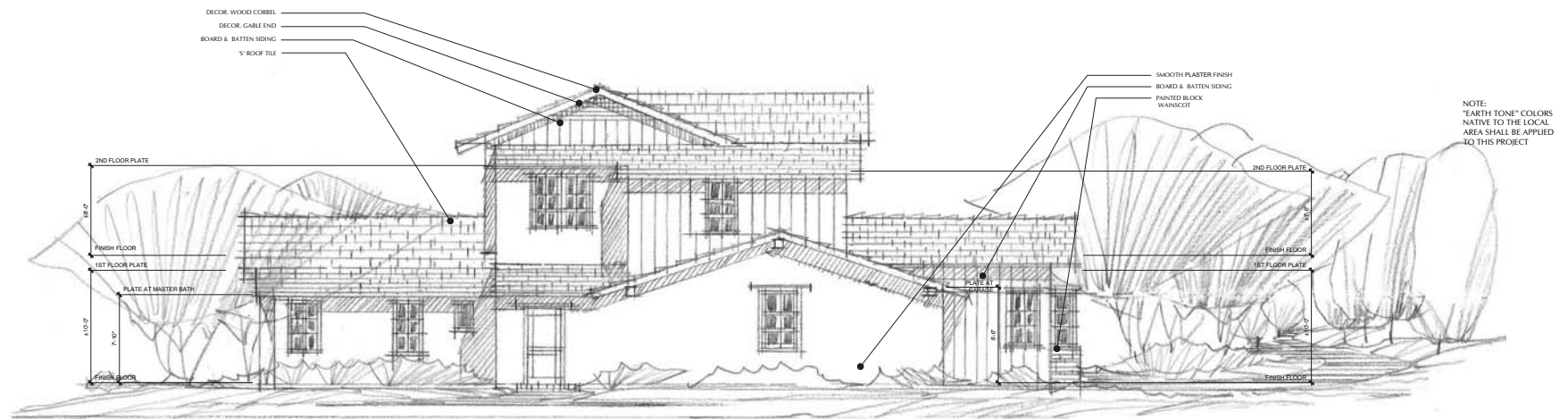
MONTE NIDO
MALIBU, CALIFORNIA

NOTE:
"EARTH TONE" COLORS
NATIVE TO THE LOCAL
AREA SHALL BE APPLIED
TO THIS PROJECT

EXHIBIT B - LOT 2

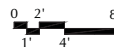


REAR ELEVATION



LEFT ELEVATION

LOT 2 - PLAN 2A
EXTERIOR ELEVATIONS



MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
2A-1.1

EXHIBIT B - LOT 3

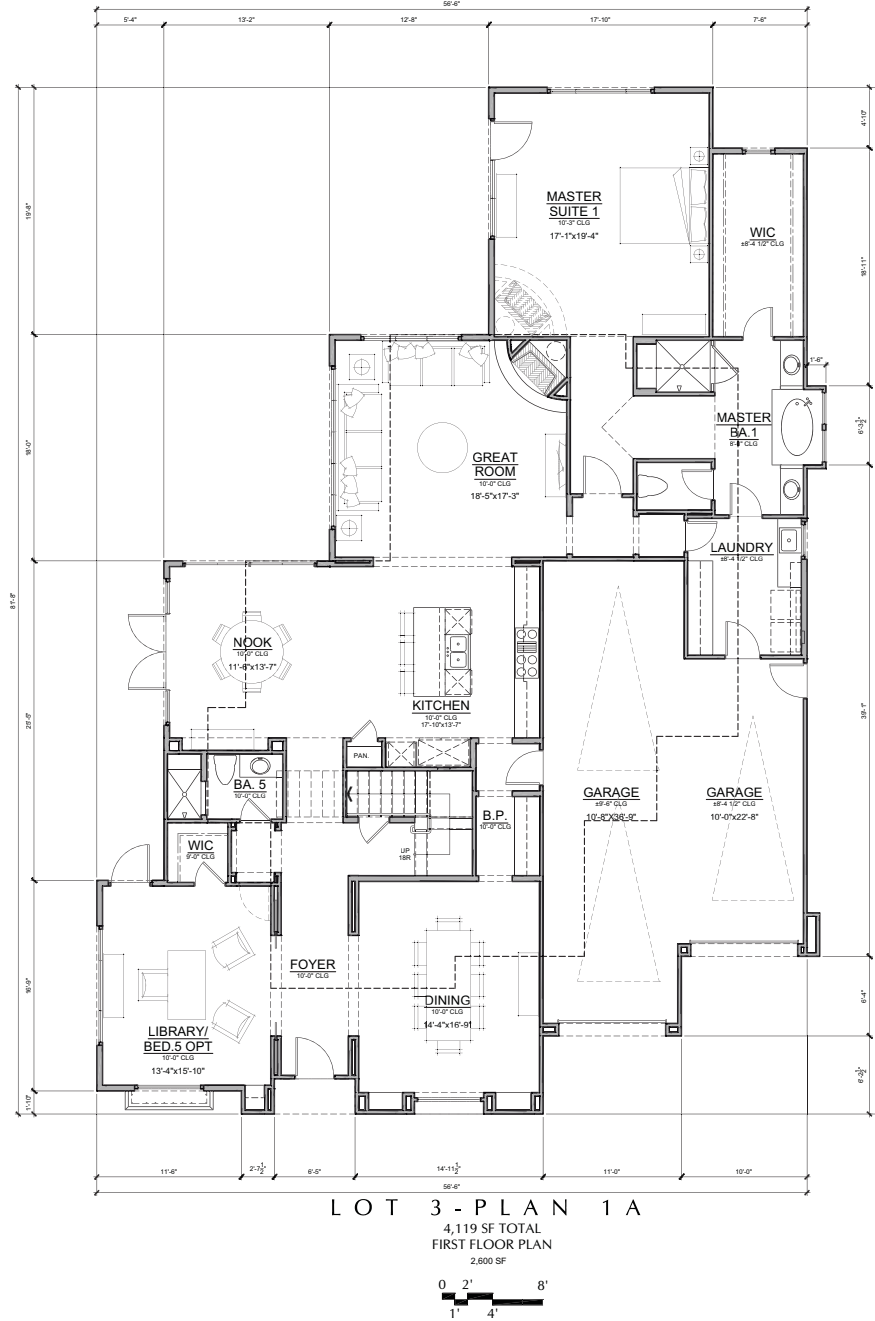
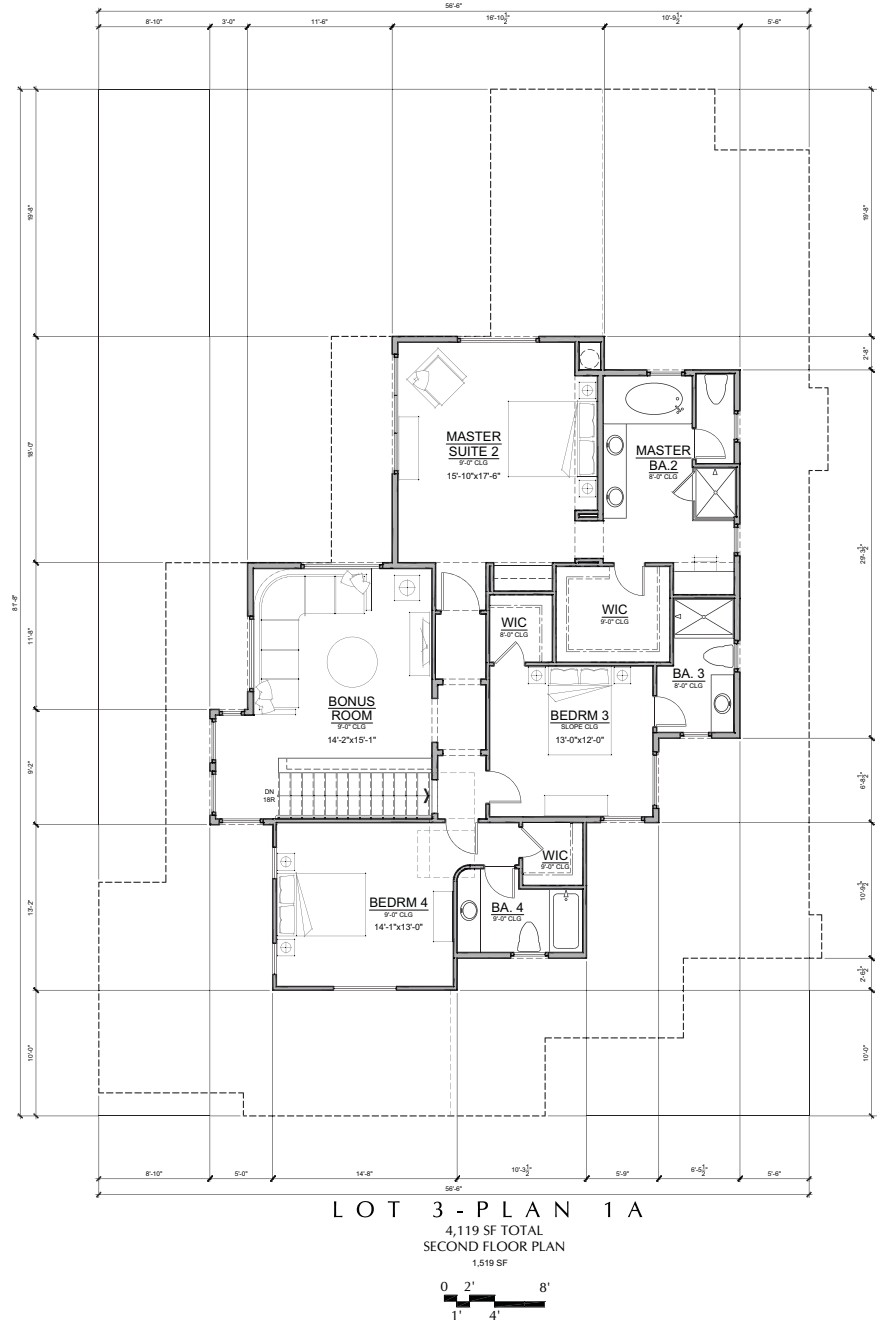


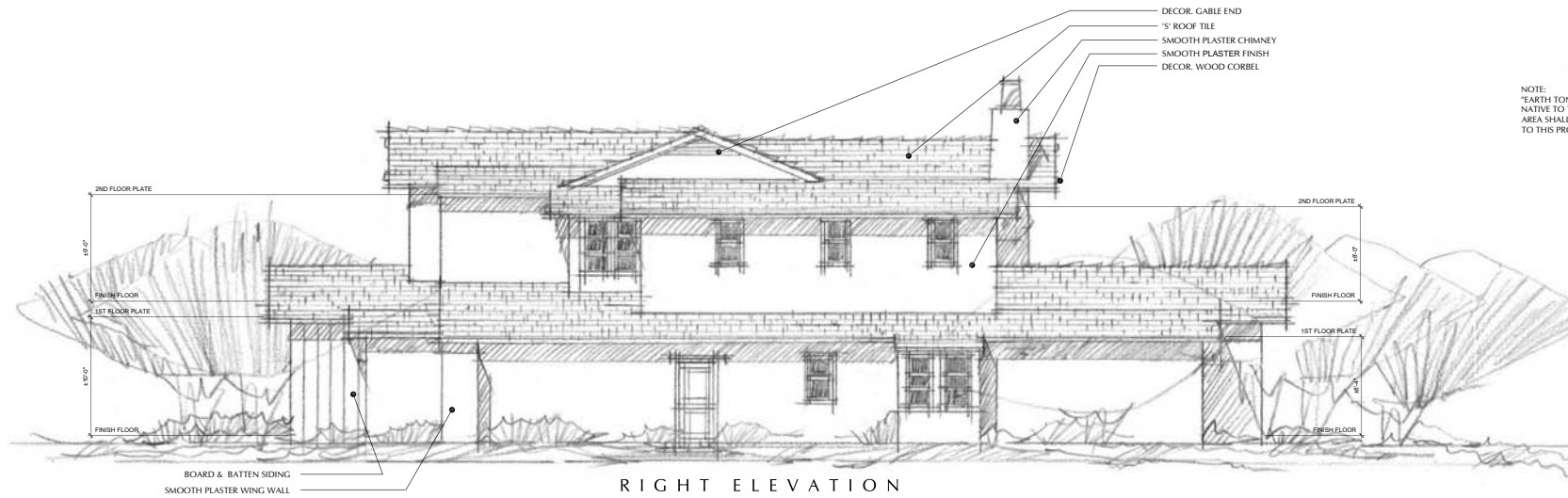
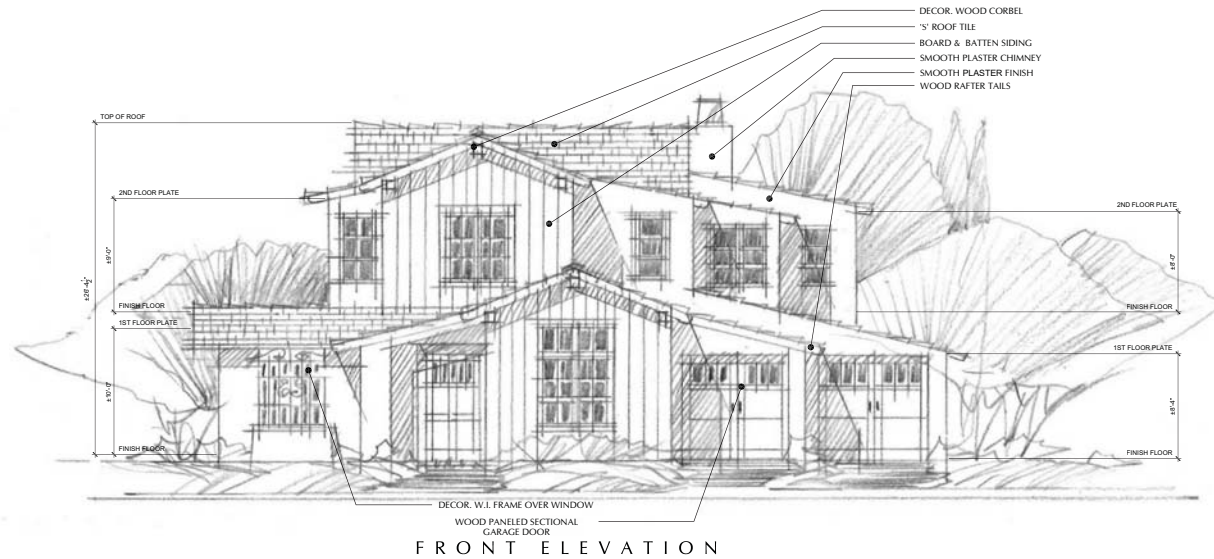
EXHIBIT B - LOT 3



M O N T E N I D O
MALIBU, CALIFORNIA

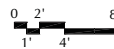
VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
1A-2.1

EXHIBIT B - LOT 3



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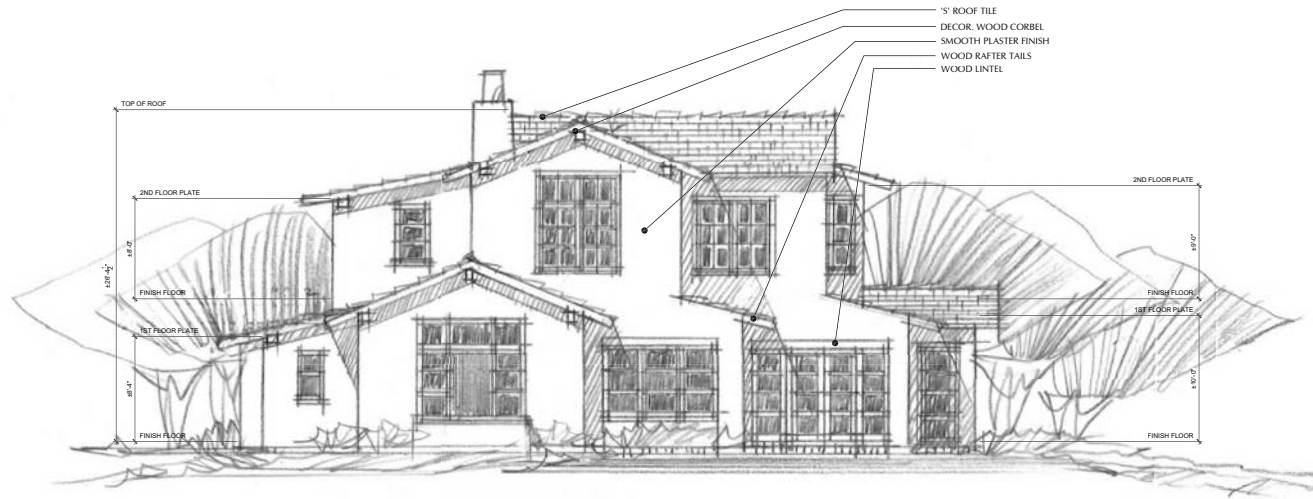
LOT 3 - PLAN 1A
EXTERIOR ELEVATIONS



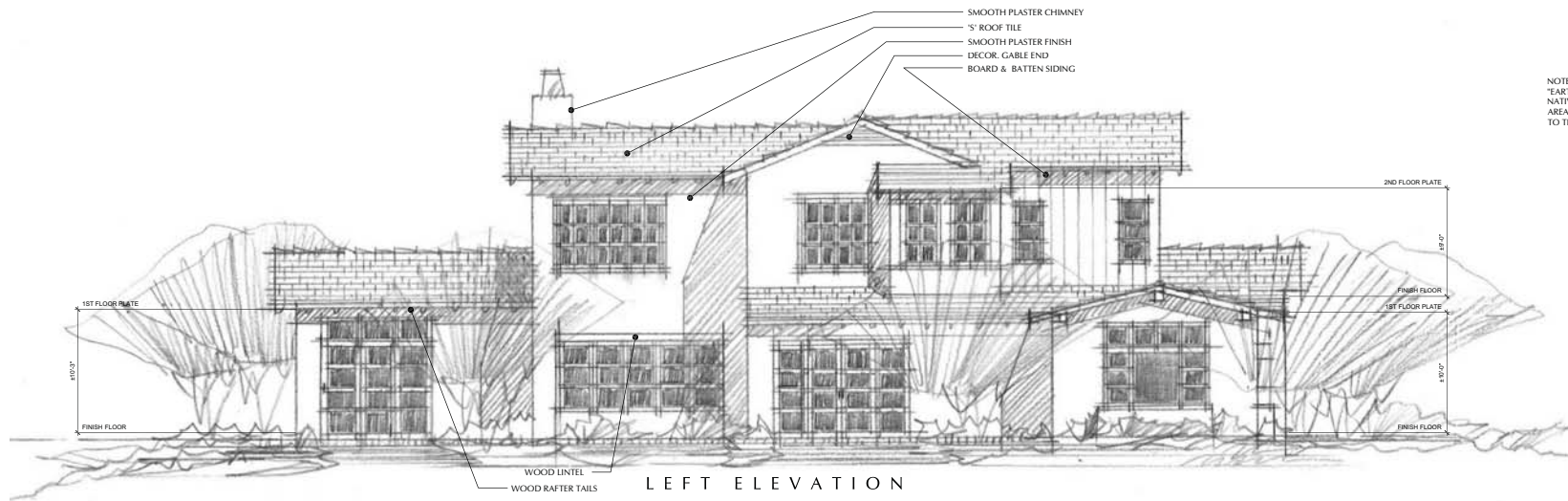
MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
1A-1.0

EXHIBIT B - LOT 3

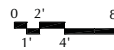


REAR ELEVATION



LEFT ELEVATION

LOT 3 - PLAN 1A
EXTERIOR ELEVATIONS

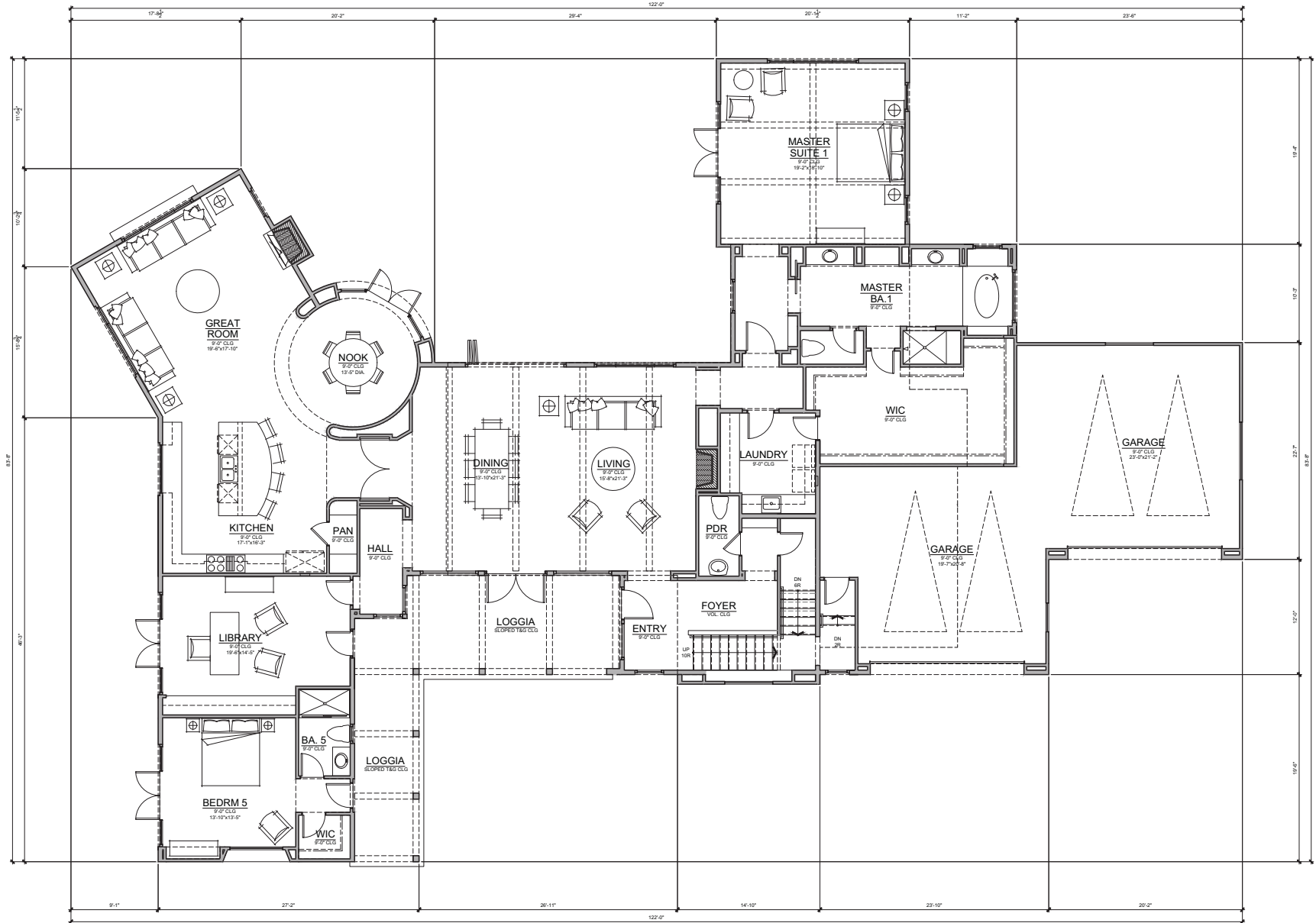


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MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
1A-1.1

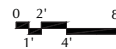
EXHIBIT B - LOT 4



LOT 4 - PLAN 4B

5,318 SF TOTAL
FIRST FLOOR PLAN

3,714 SF

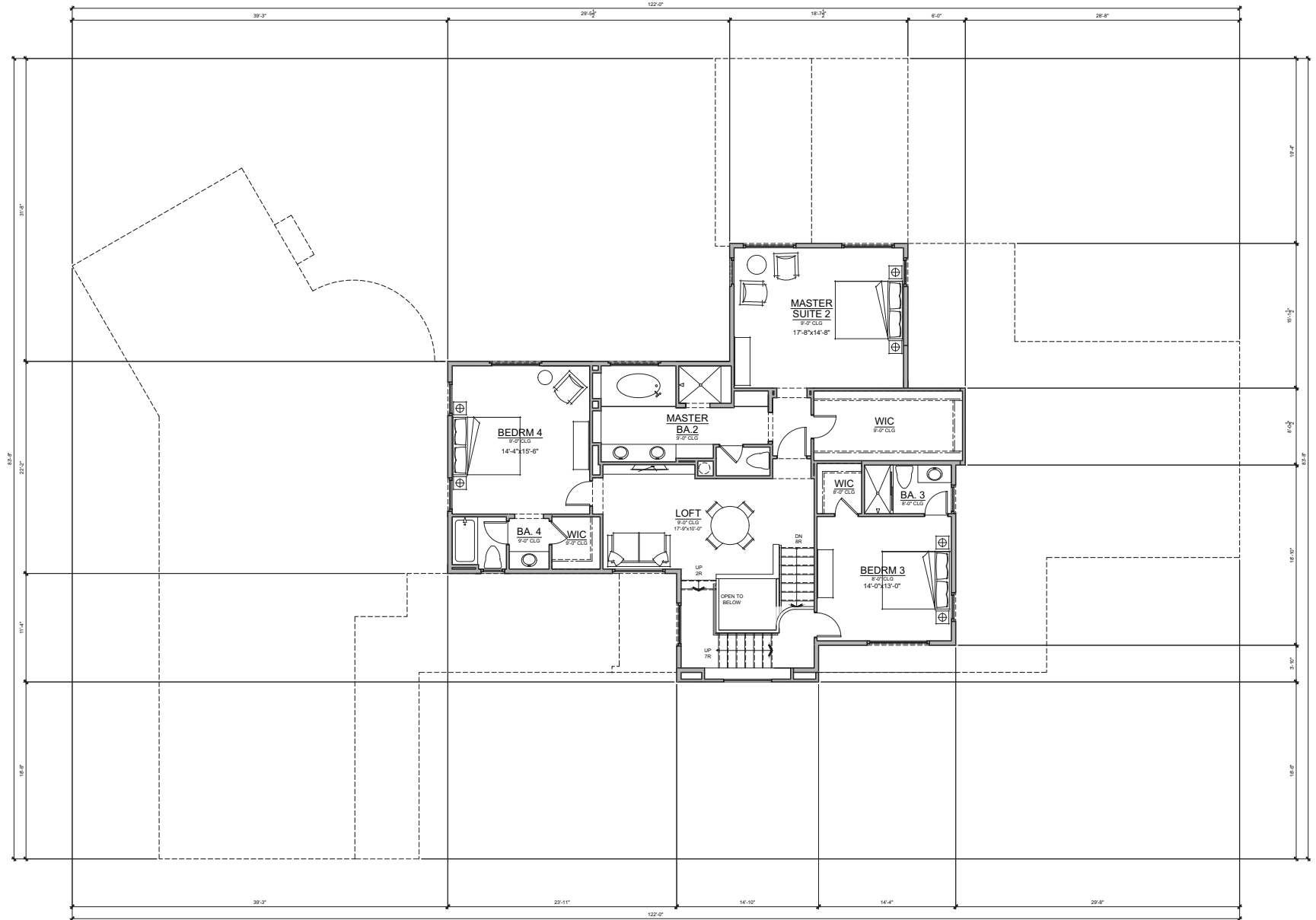


MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12

4B-1

EXHIBIT B - LOT 4



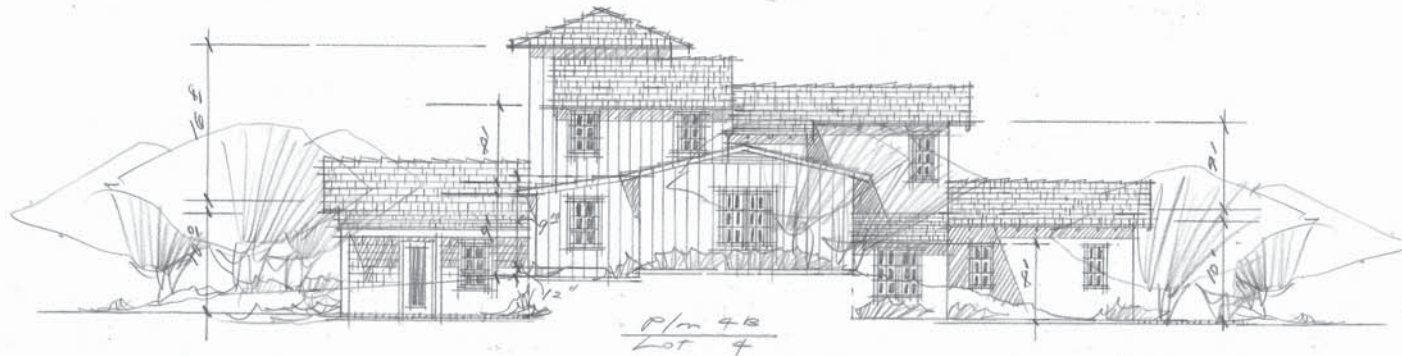
MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
4B-2

EXHIBIT B - LOT 4



Plan 4B
Lot 4
FRONT ELEVATION
PLAN 4B - LOT 4



Plan 4B
Lot 4
RIGHT ELEVATION
PLAN 4B - LOT 4

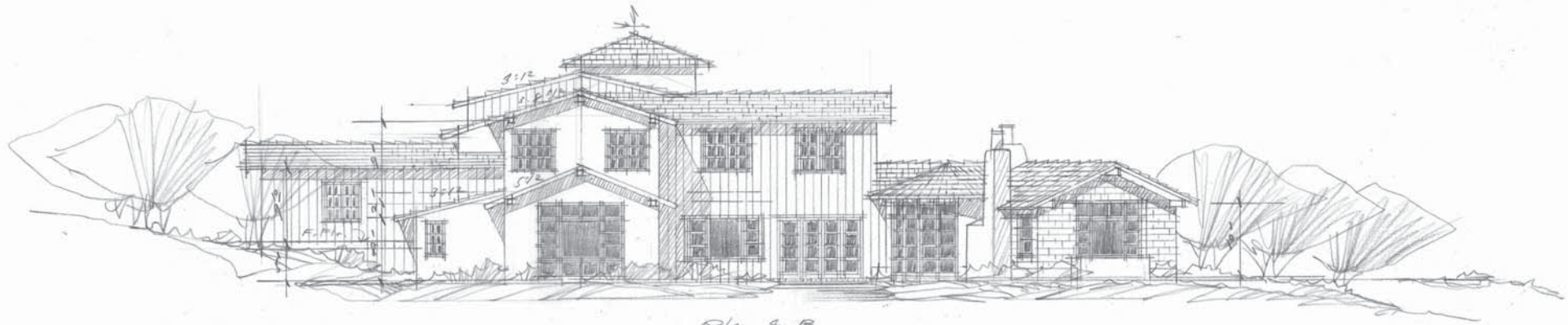


MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES

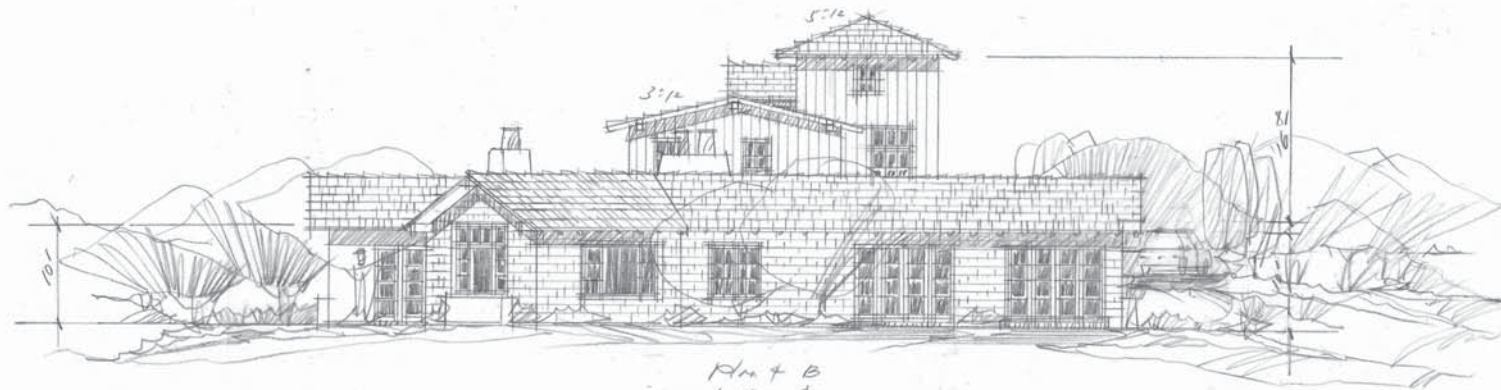
08.17.12

EXHIBIT B - LOT 4



Plan 4 B
Lot 4

REAR ELEVATION
PLAN 4B - LOT 4



Plan 4 B
Lot 4

LEFT ELEVATION
PLAN 4B - LOT 4



EXHIBIT B - LOT 6

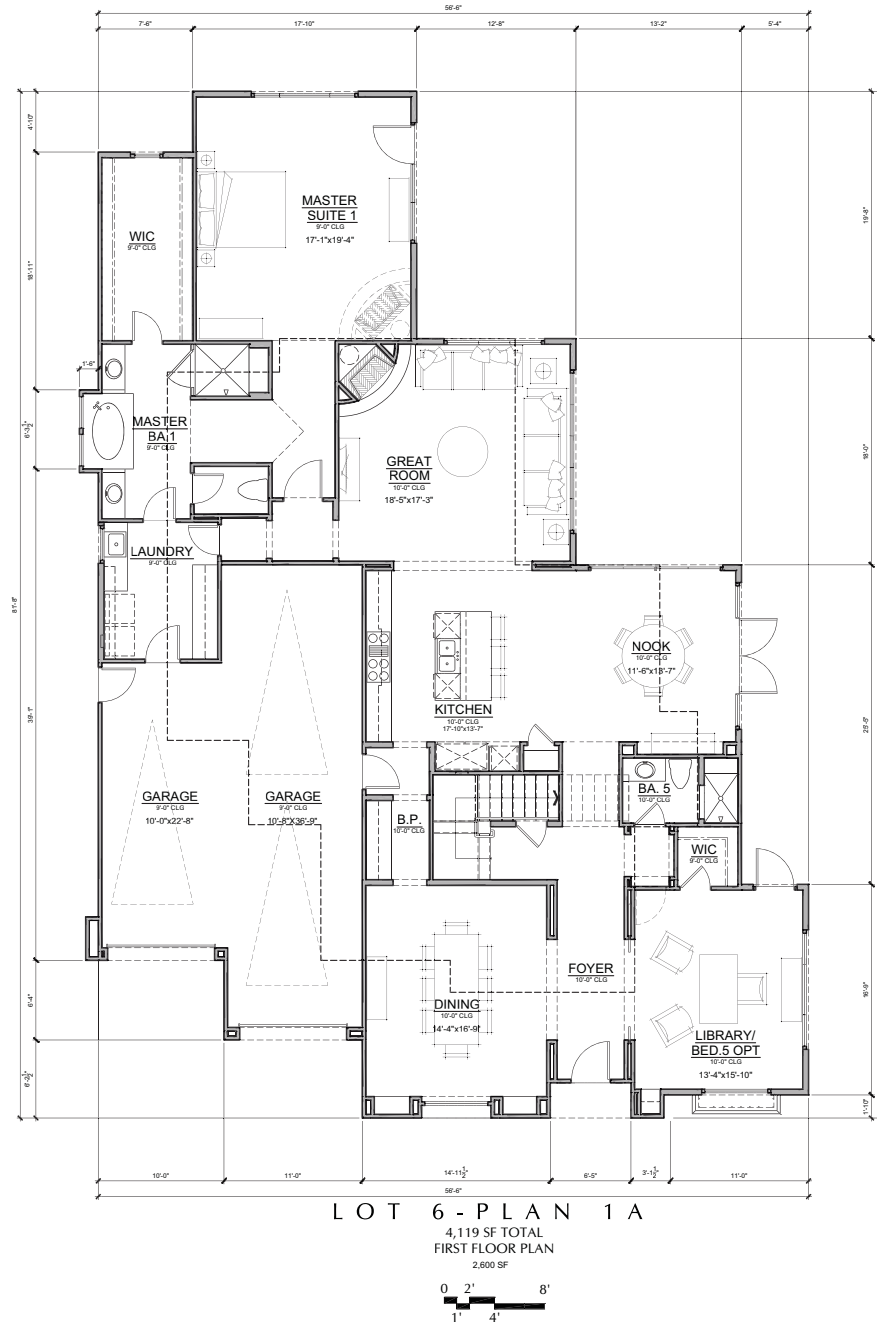


EXHIBIT B - LOT 6

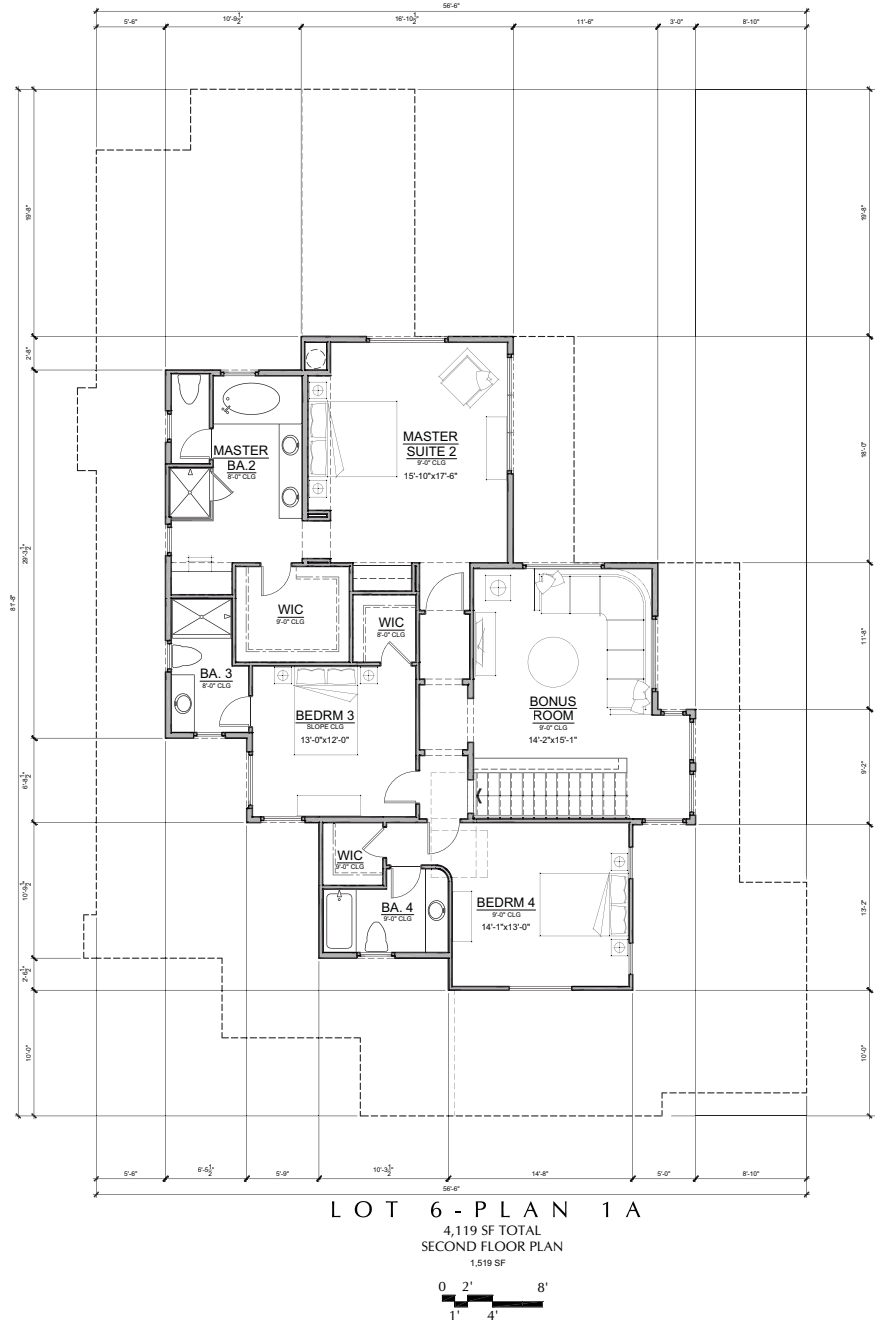
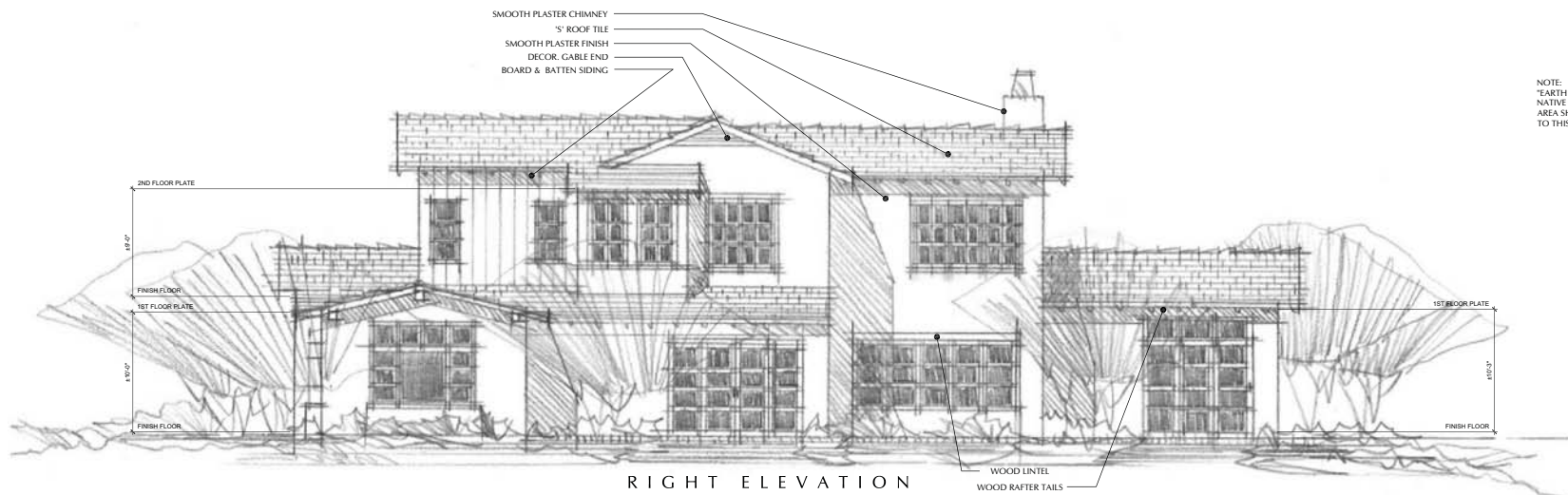
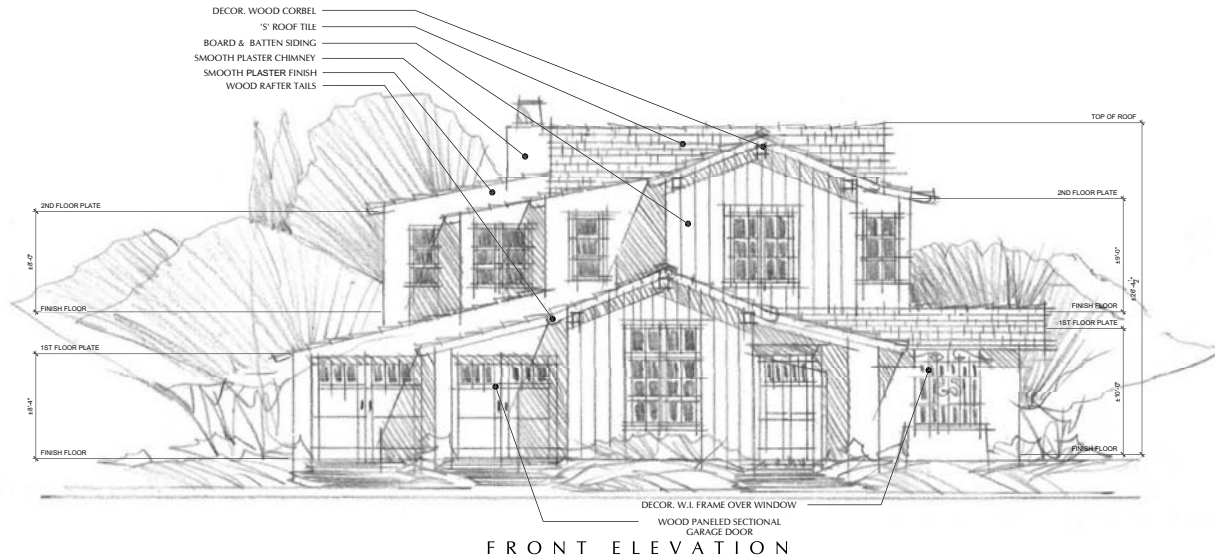
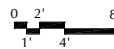


EXHIBIT B - LOT 6



NOTE:
"EARTH TONE" COLORS
NATIVE TO THE LOCAL
AREA SHALL BE APPLIED
TO THIS PROJECT

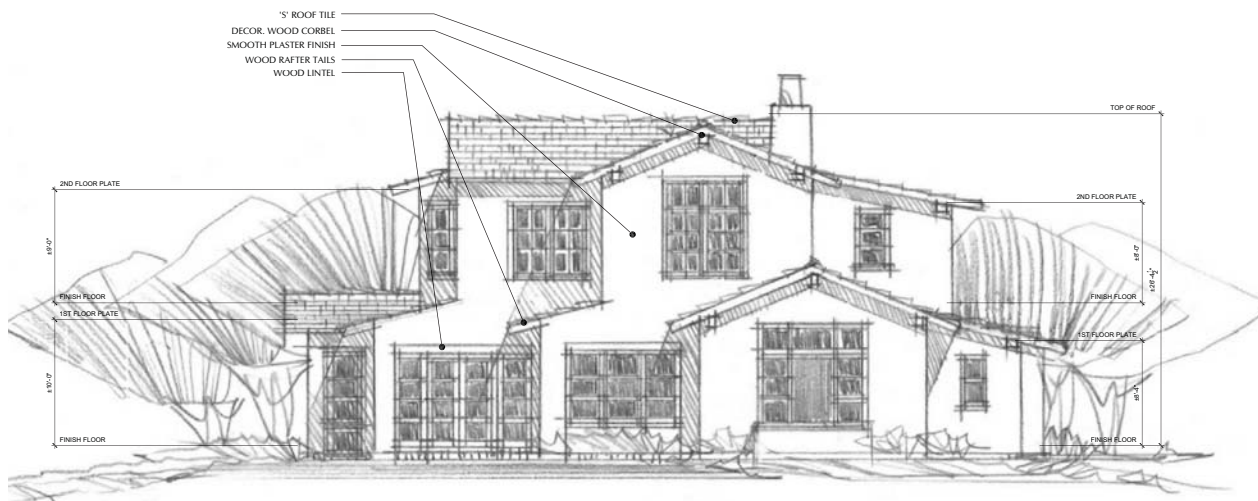
LOT 6 - PLAN 1A
EXTERIOR ELEVATIONS



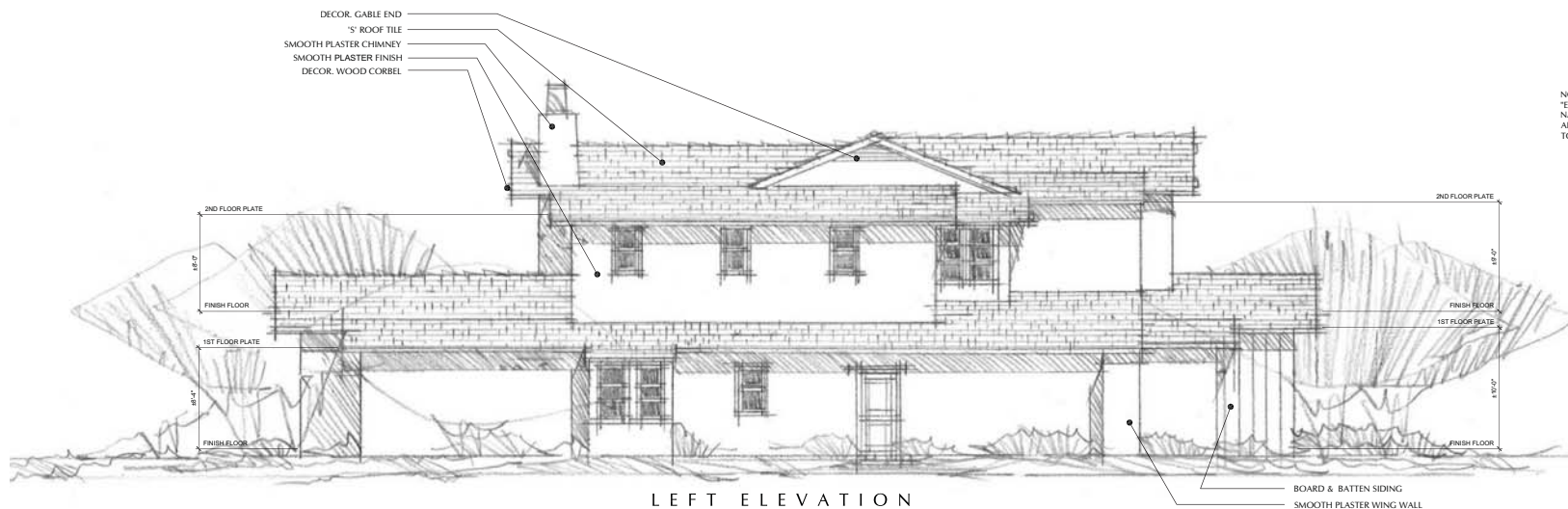
MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
1A-1.0

EXHIBIT B - LOT 6



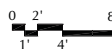
REAR ELEVATION



LEFT ELEVATION

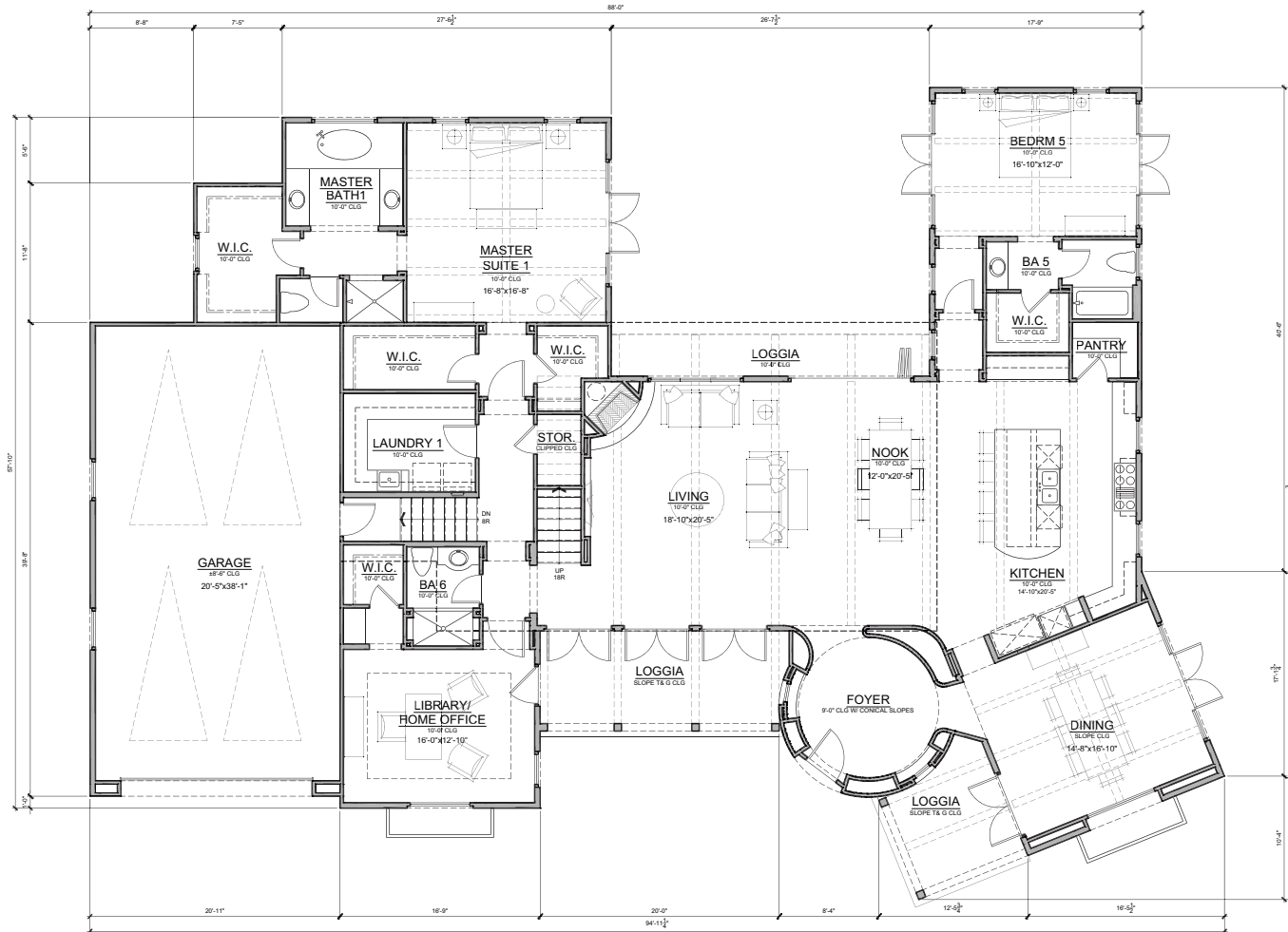
NOTE:
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AREA SHALL BE APPLIED
TO THIS PROJECT

LOT 6 - PLAN 1A
EXTERIOR ELEVATIONS



MONTE NIDO
MALIBU, CALIFORNIA

EXHIBIT B - LOT 13



LOT 13 - PLAN 3A
4,407 SF TOTAL
FIRST FLOOR PLAN

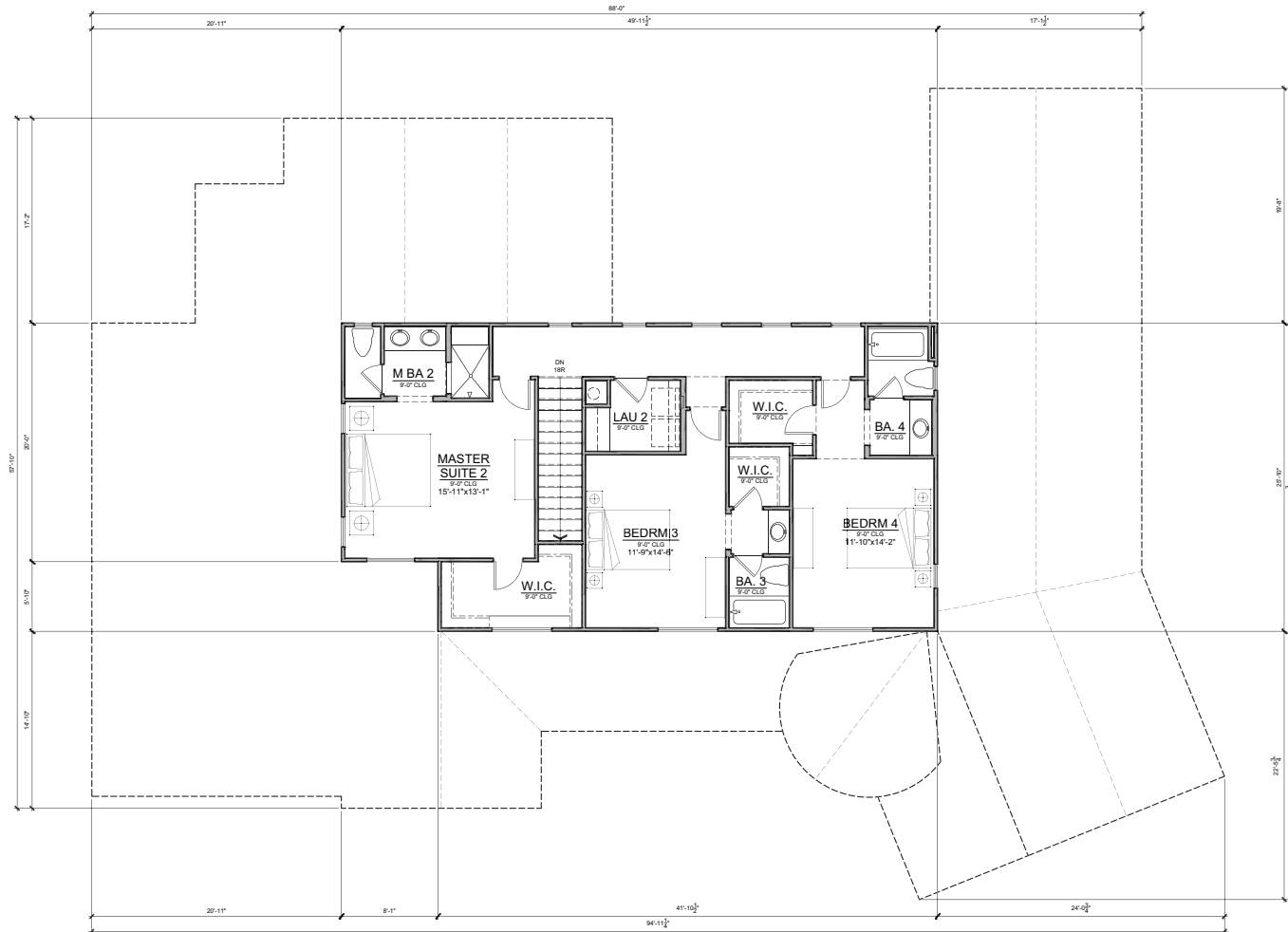


MONTE NIDO
MALIBU, CALIFORNIA



VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
3A-2.0

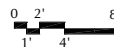
EXHIBIT B - LOT 13



LOT 13 - PLAN 3A

4,407 SF TOTAL
SECOND FLOOR PLAN

1,192 SF

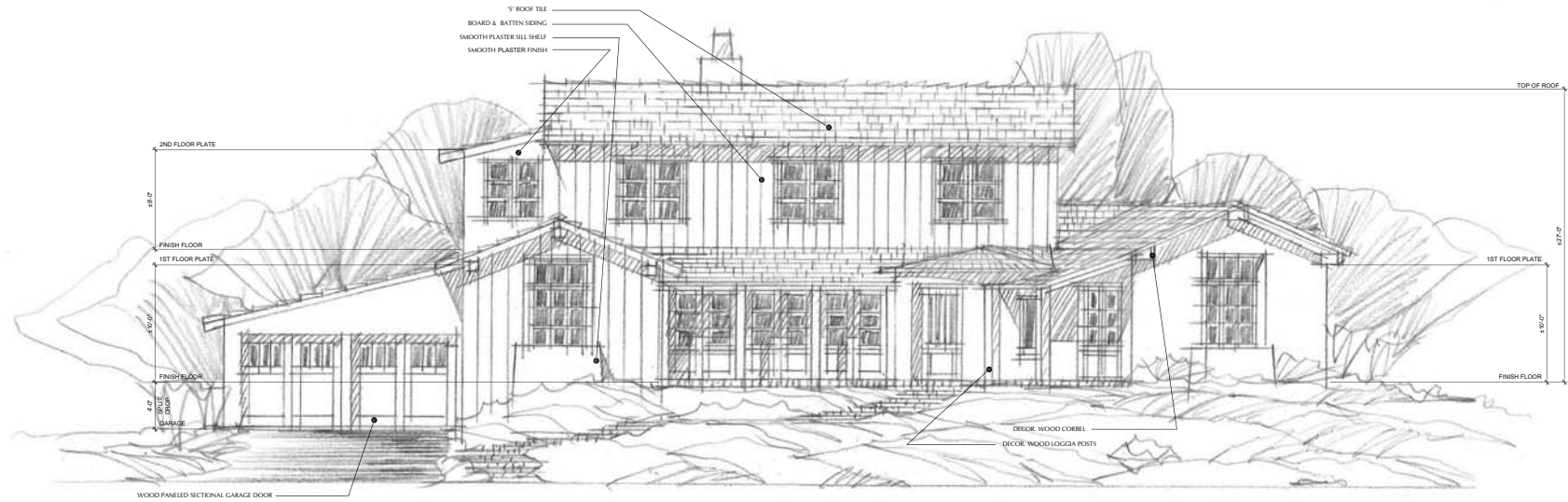


M O N T E N I D O
MALIBU, CALIFORNIA

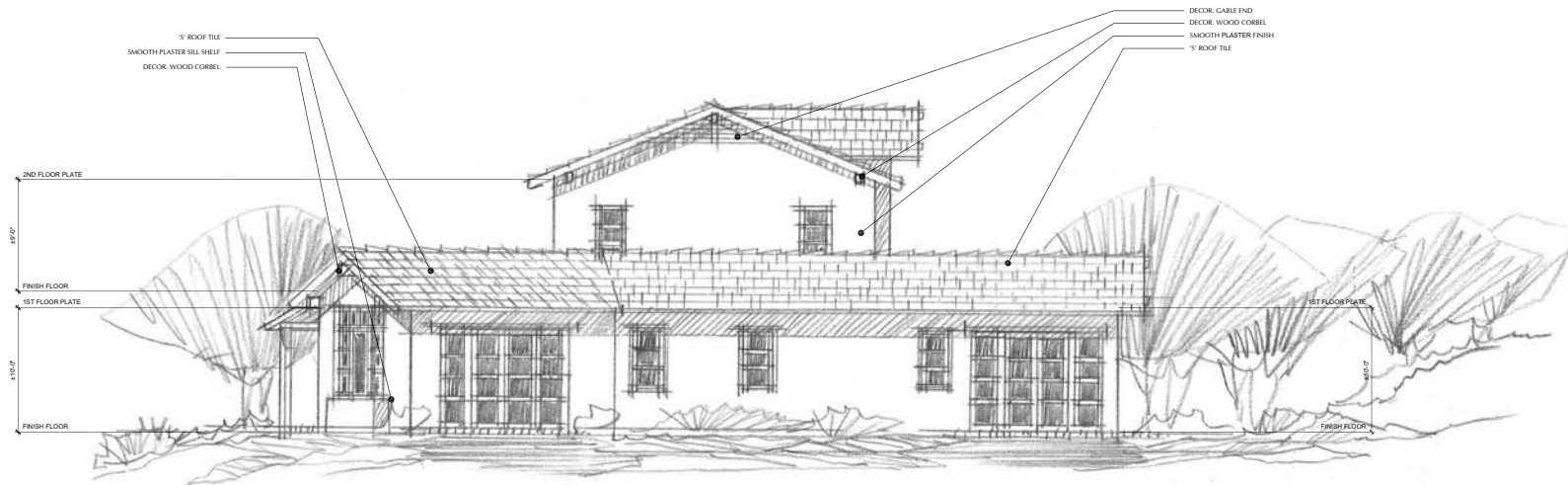


VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
3A-2.1

EXHIBIT B - LOT 13

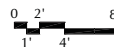


FRONT ELEVATION



RIGHT ELEVATION

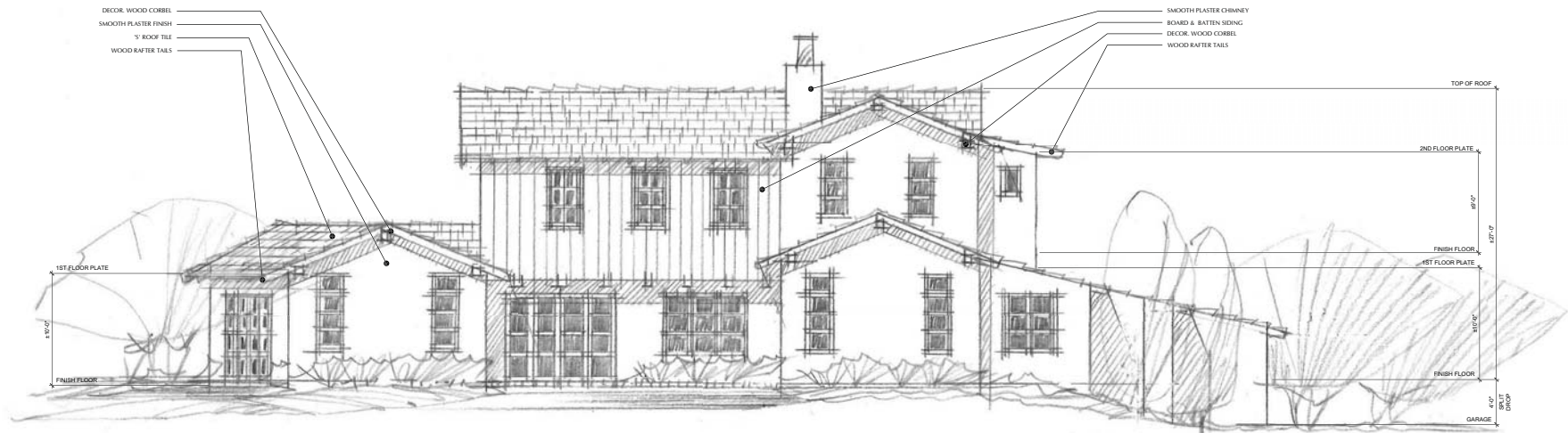
LOT 13 - PLAN 3A
EXTERIOR ELEVATIONS



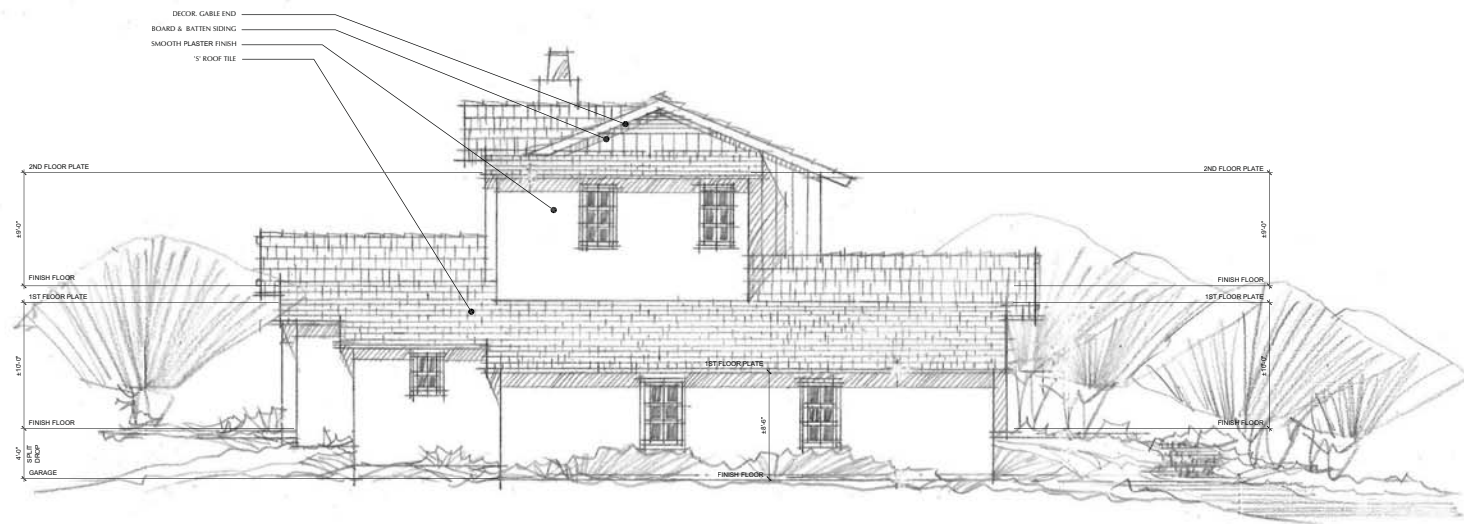
MONTE NIDO
MALIBU, CALIFORNIA

NOTE:
"EARTH TONE" COLORS
NATIVE TO THE LOCAL
AREA SHALL BE APPLIED
TO THIS PROJECT

EXHIBIT B - LOT 13

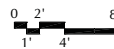


REAR ELEVATION



LEFT ELEVATION

LOT 13 - PLAN 3A
EXTERIOR ELEVATIONS

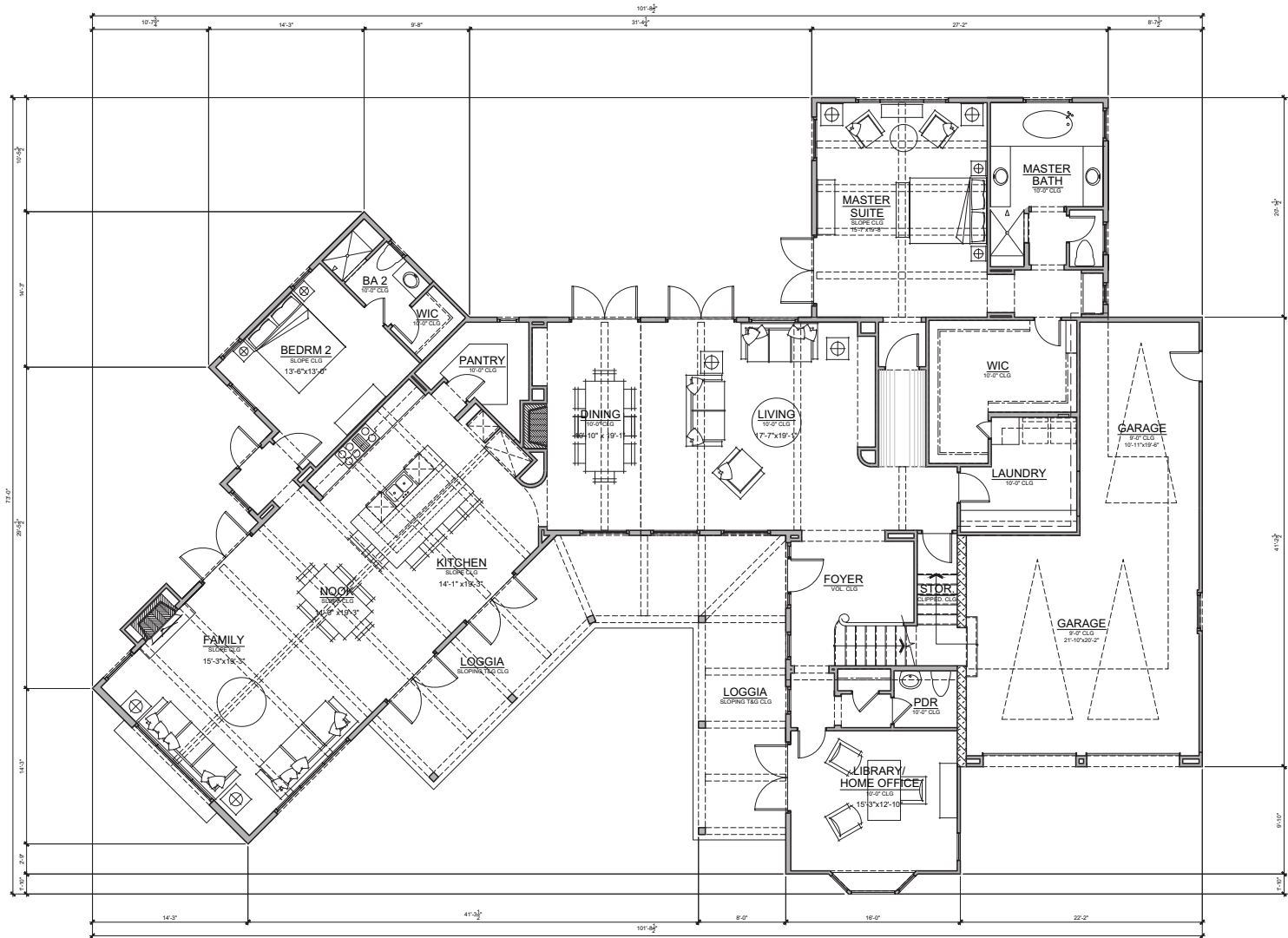


NOTE:
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AREA SHALL BE APPLIED
TO THIS PROJECT

MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
3A-1.1

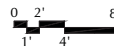
EXHIBIT B - LOT 14



LOT 14 - PLAN 2E

4,435 SF TOTAL
FIRST FLOOR PLAN

3,285 SF

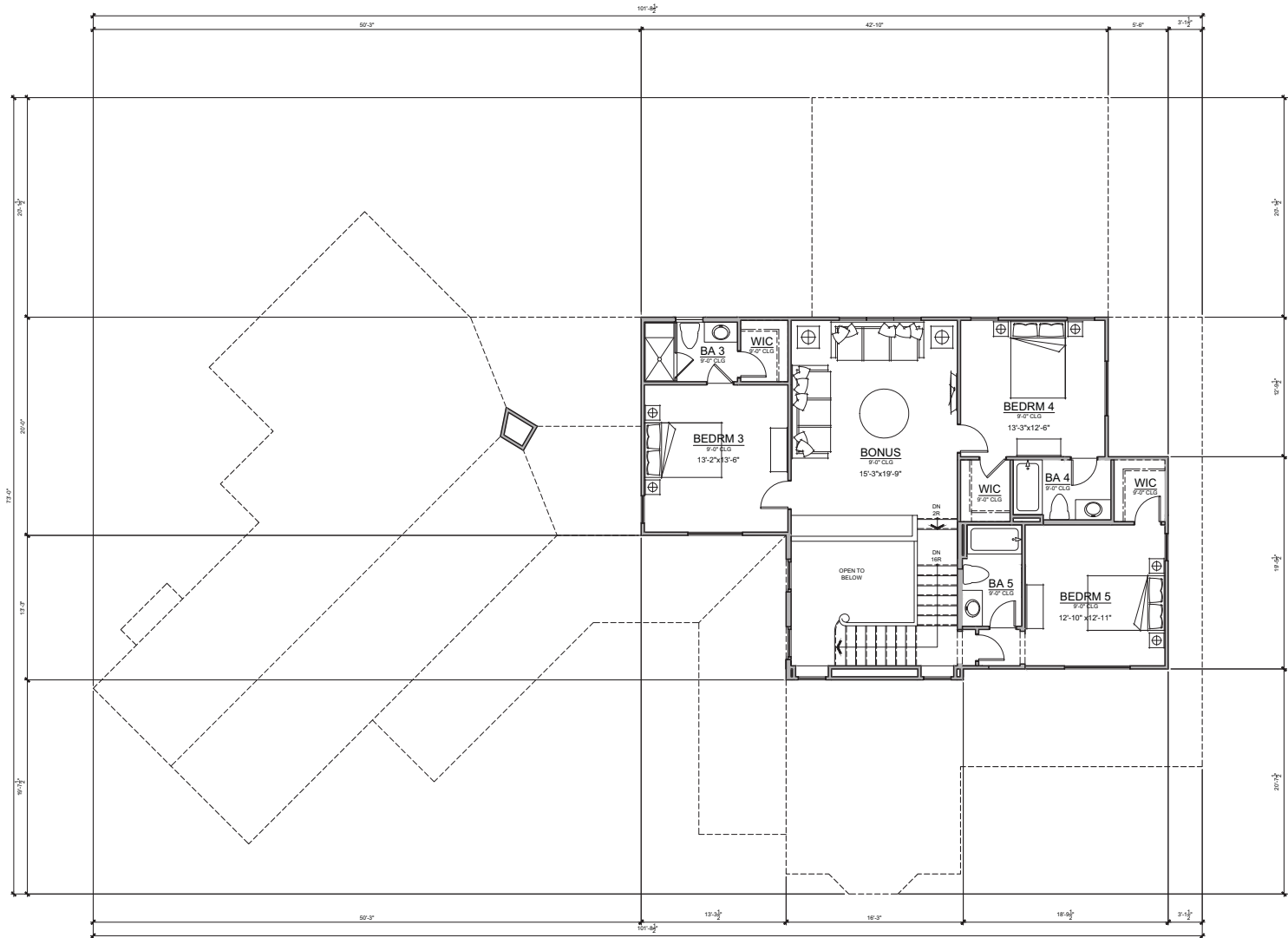


MONTE NIDO
MALIBU, CALIFORNIA



VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
2E-2.0

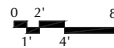
EXHIBIT B - LOT 14



LOT 14 - PLAN 2 E

4,435 SF TOTAL
SECOND FLOOR PLAN

1,150 SF



M O N T E N I D O
MALIBU, CALIFORNIA

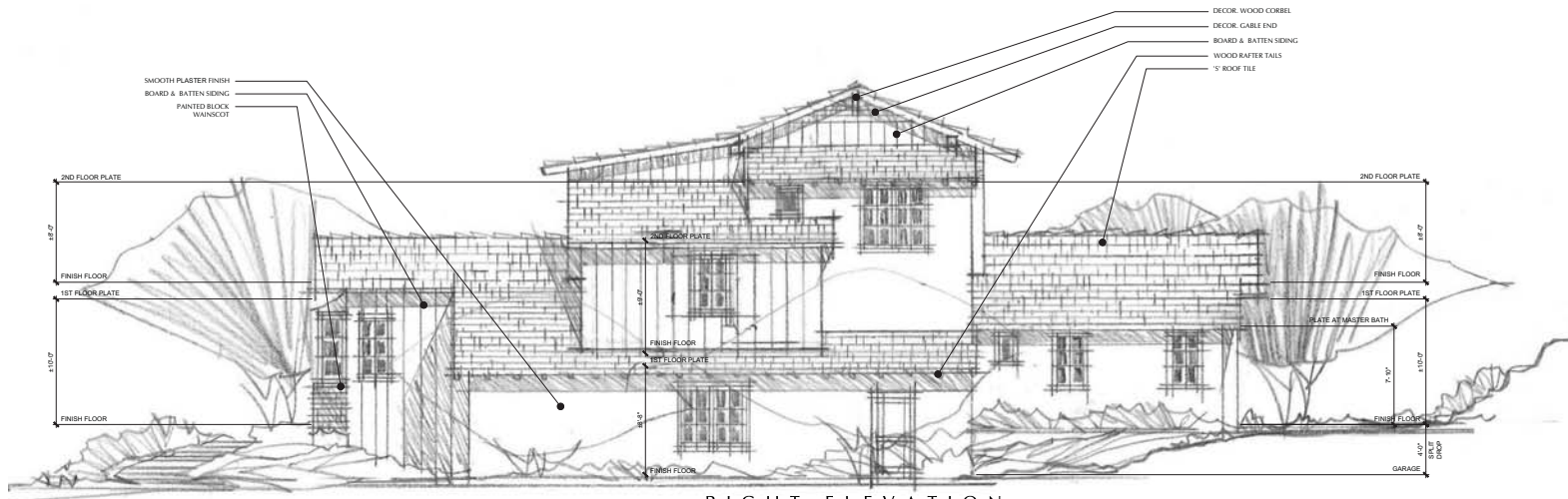


VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
2E-2.1

EXHIBIT B - LOT 14

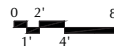


FRONT ELEVATION



RIGHT ELEVATION

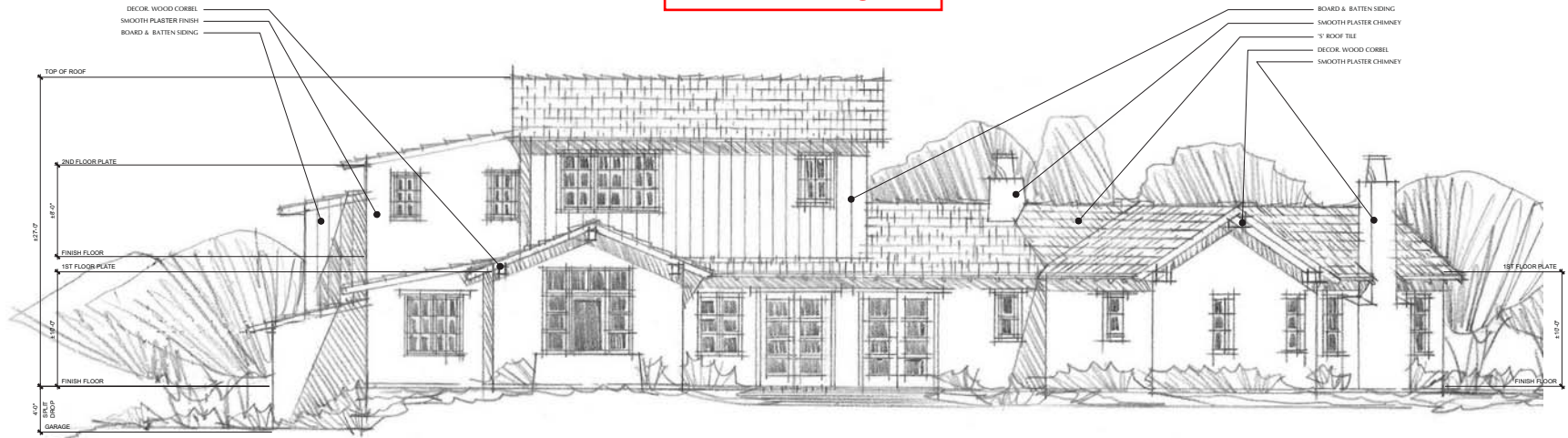
LOT 14 - PLAN 2 E
EXTERIOR ELEVATIONS



MONTE NIDO
MALIBU, CALIFORNIA

NOTE:
"EARTH TONE" COLORS
NATIVE TO THE LOCAL
AREA SHALL BE APPLIED
TO THIS PROJECT

EXHIBIT B - LOT 14

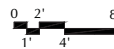


REAR ELEVATION



LEFT ELEVATION

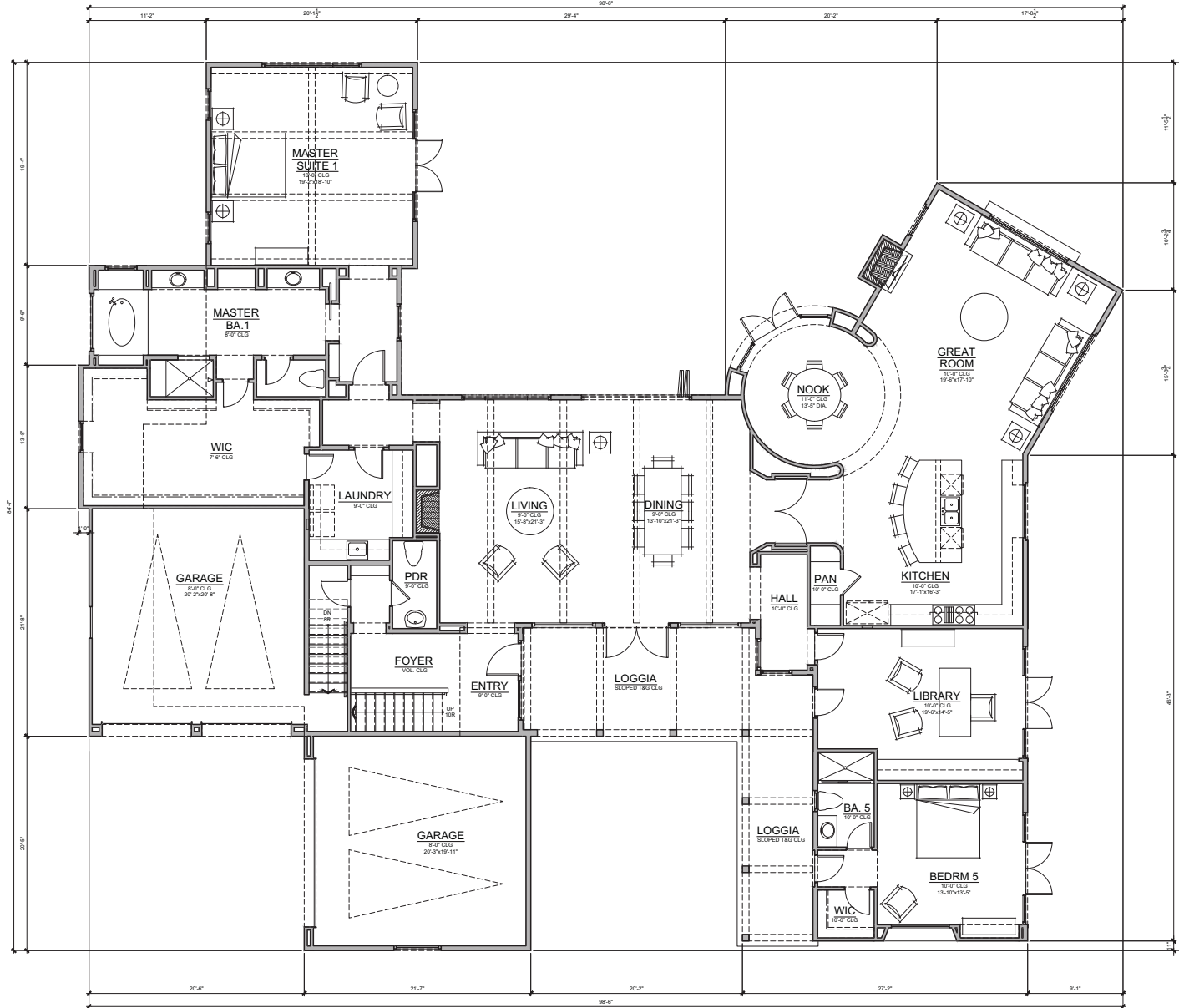
LOT 14 - PLAN 2E
EXTERIOR ELEVATIONS



MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
2E-1.1

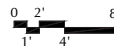
EXHIBIT B - LOT 15



LOT 15 - PLAN 4A

5,234 SF TOTAL
FIRST FLOOR PLAN

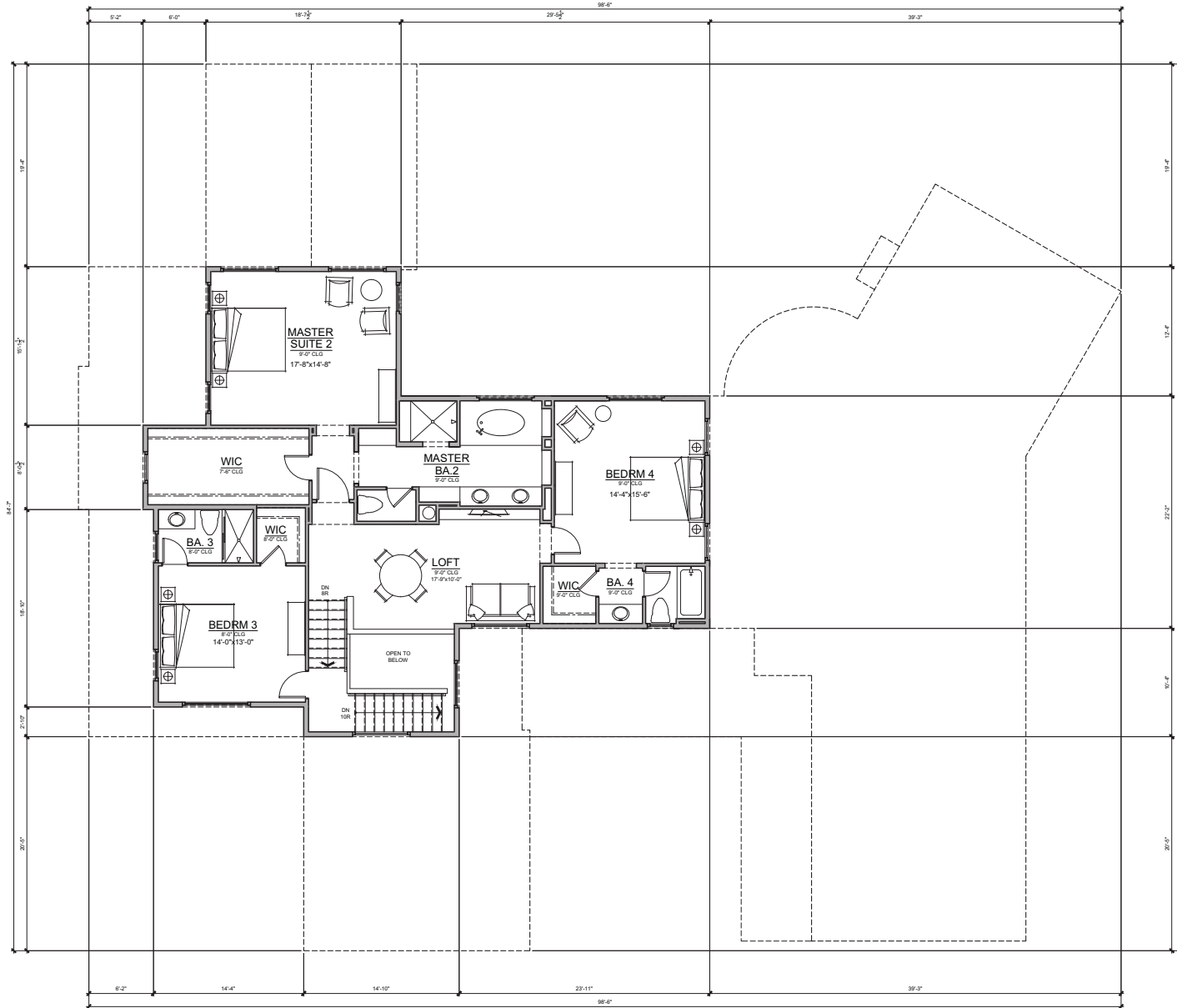
3,727 SF



MONTE NIDO
MALIBU, CALIFORNIA



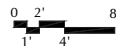
EXHIBIT B - LOT 15



LOT 15 - PLAN 4 A

5,234 SF TOTAL
SECOND FLOOR PLAN

1,507 SF

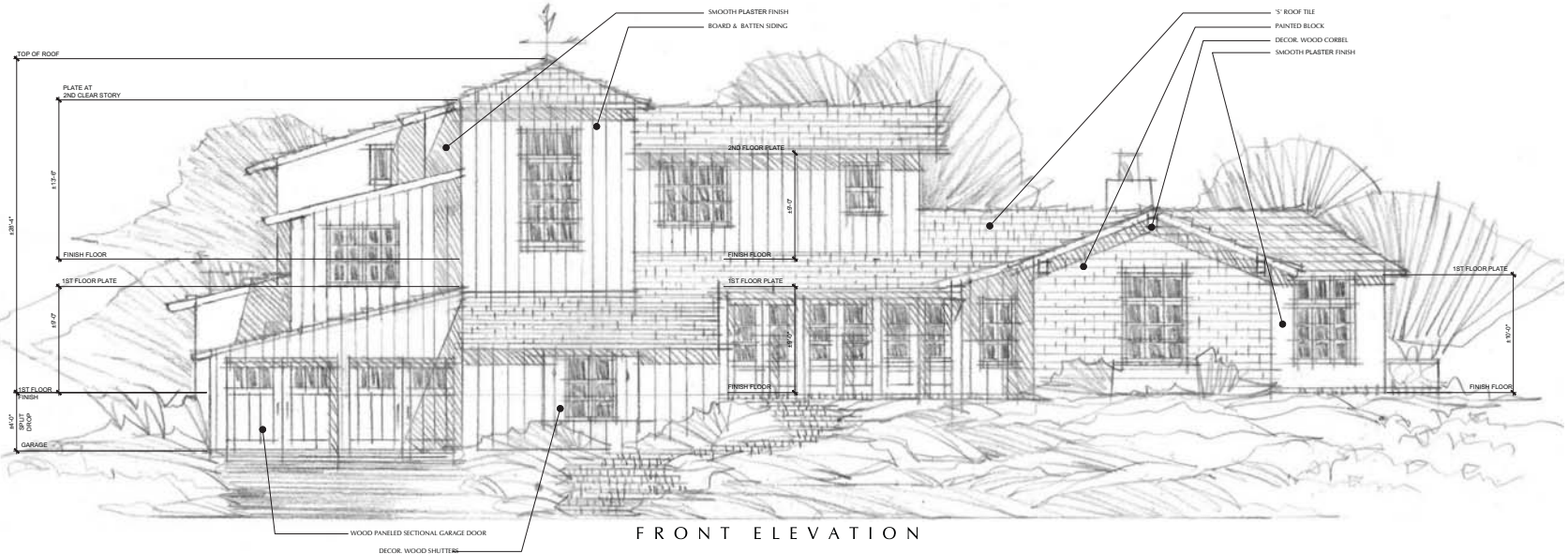


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MALIBU, CALIFORNIA



VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
4A-2.1

EXHIBIT B - LOT 15



FRONT ELEVATION



RIGHT ELEVATION

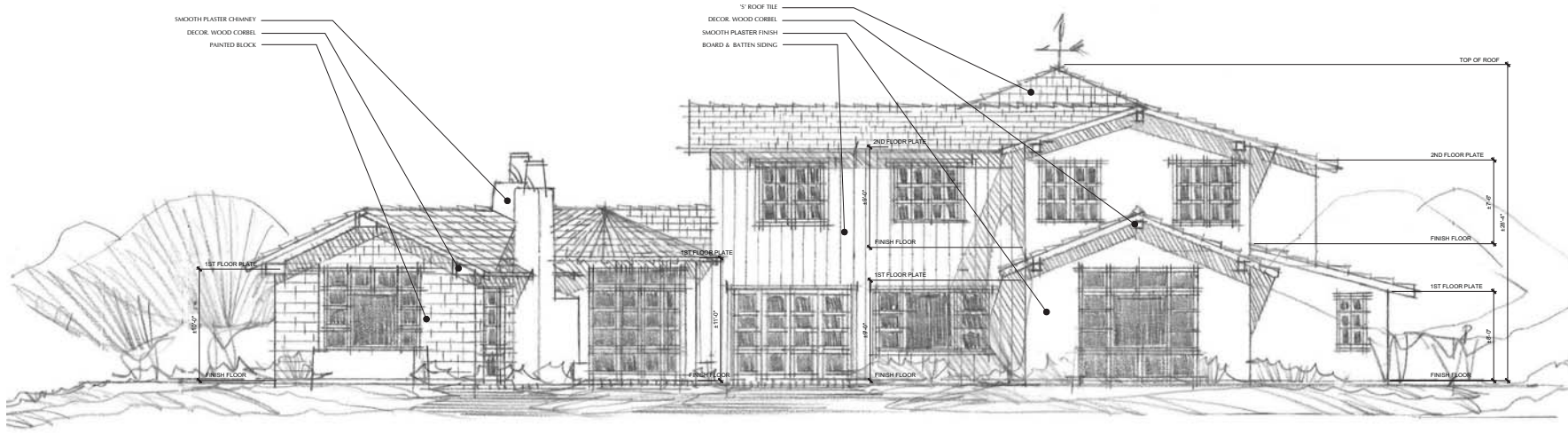
LOT 15 - PLAN 4A
EXTERIOR ELEVATIONS



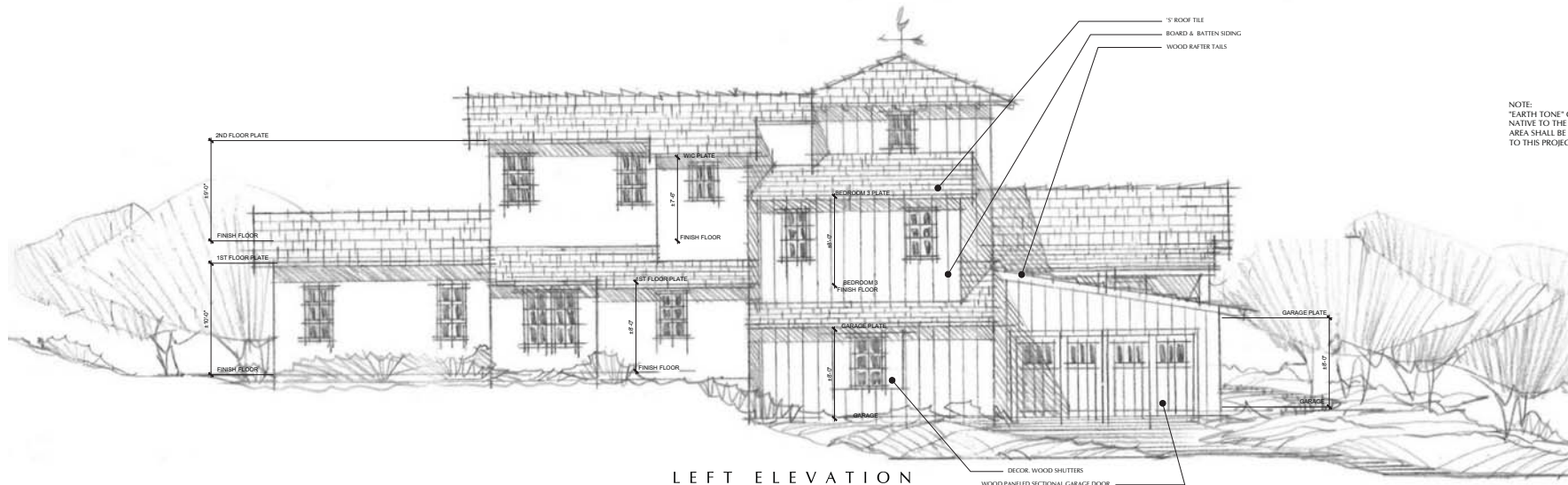
MONTE NIDO
MALIBU, CALIFORNIA

NOTE:
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EXHIBIT B - LOT 15

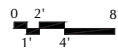


REAR ELEVATION



LEFT ELEVATION

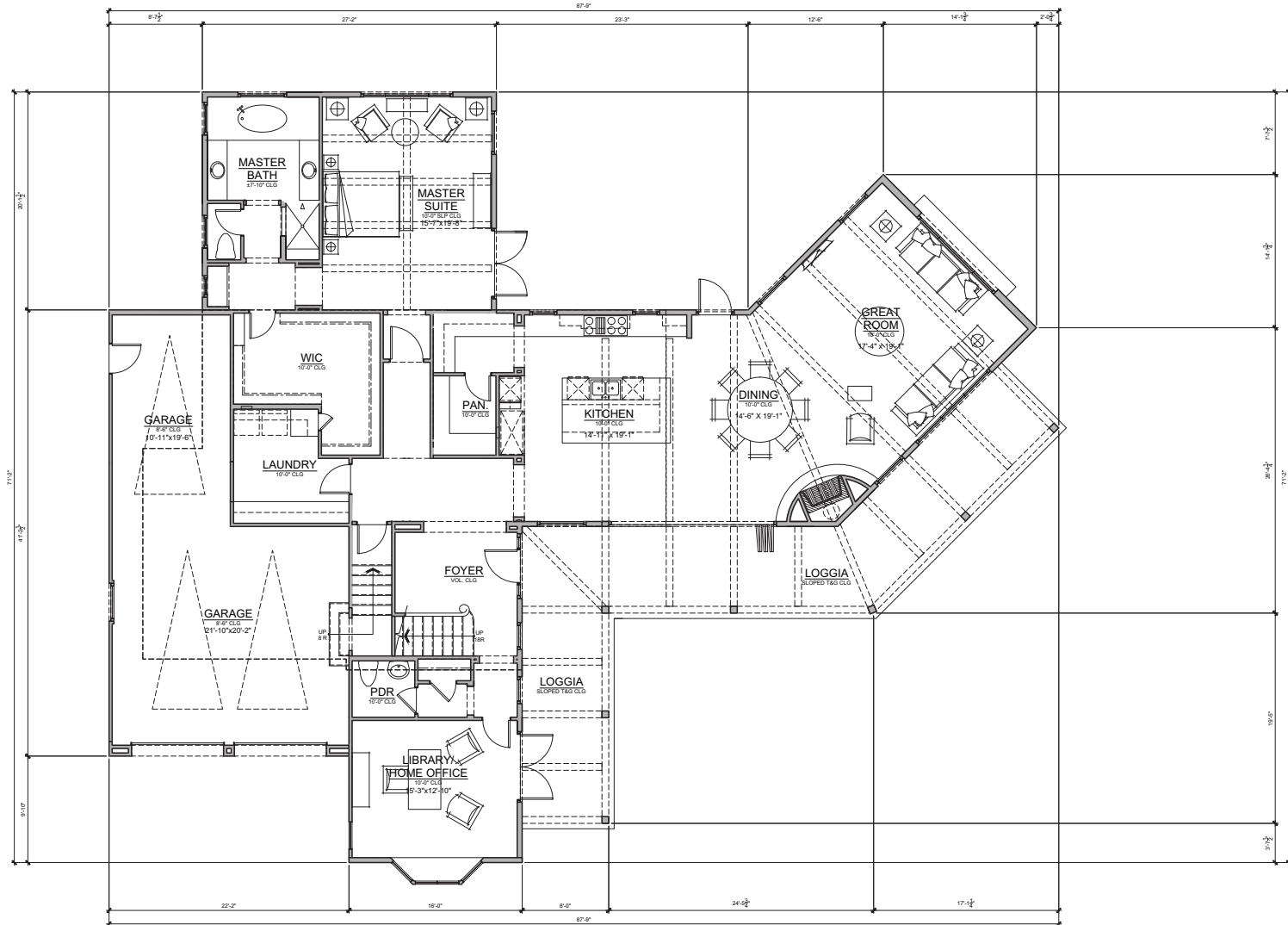
LOT 15 - PLAN 4A
EXTERIOR ELEVATIONS



MONTE NIDO
MALIBU, CALIFORNIA

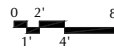
NOTE:
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EXHIBIT B - LOT 16



LOT 16 - PLAN 2B

3,636 SF TOTAL
FIRST FLOOR PLAN
2,486 SF

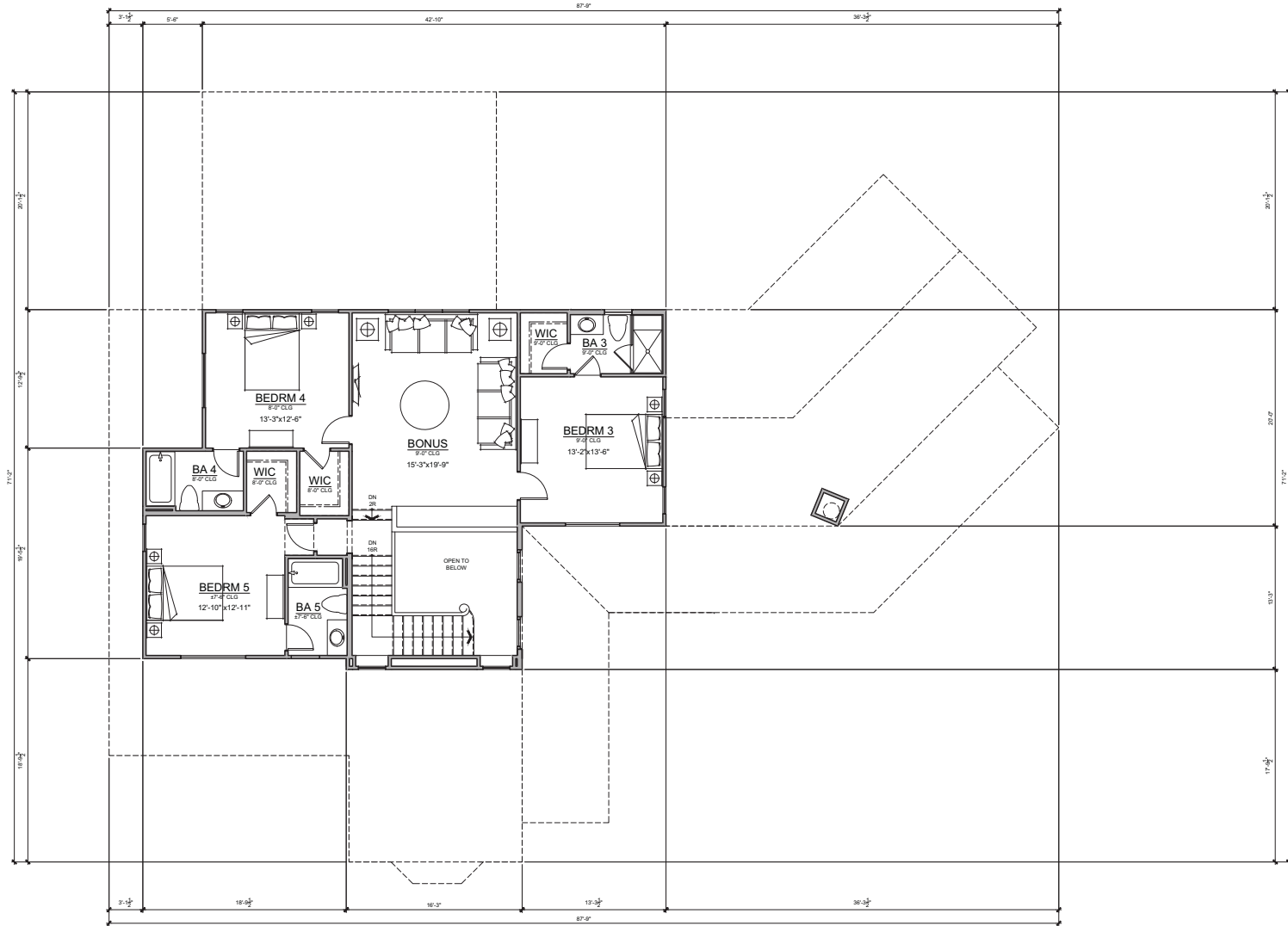


MONTE NIDO
MALIBU, CALIFORNIA

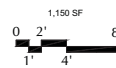


VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
2B-2.0

EXHIBIT B - LOT 16



LOT 16 - PLAN 2 B
3,636 SF TOTAL
FIRST FLOOR PLAN

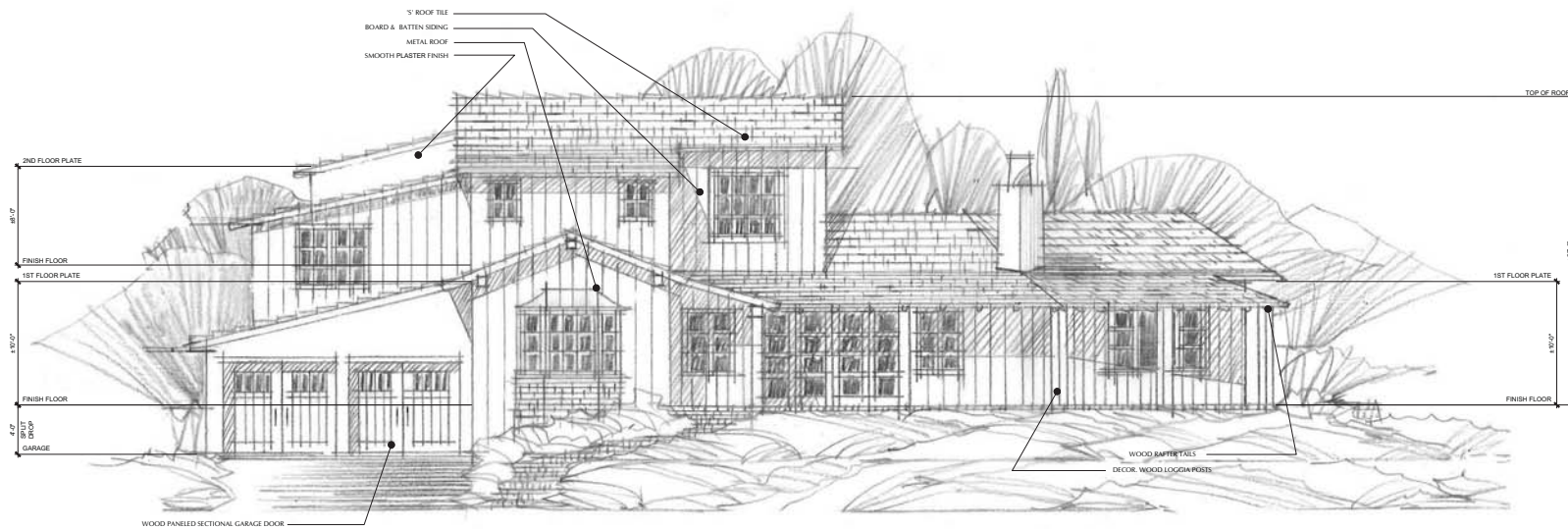


MONTE NIDO
MALIBU, CALIFORNIA

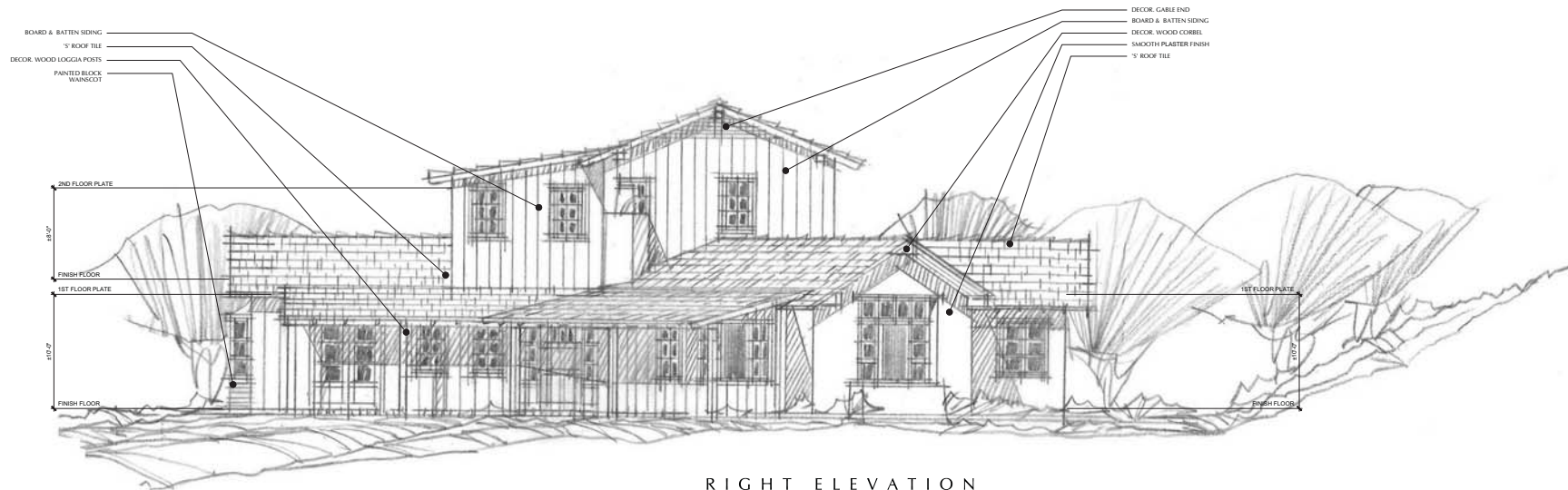


VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
2B-2.1

EXHIBIT B - LOT 16

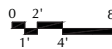


FRONT ELEVATION



RIGHT ELEVATION

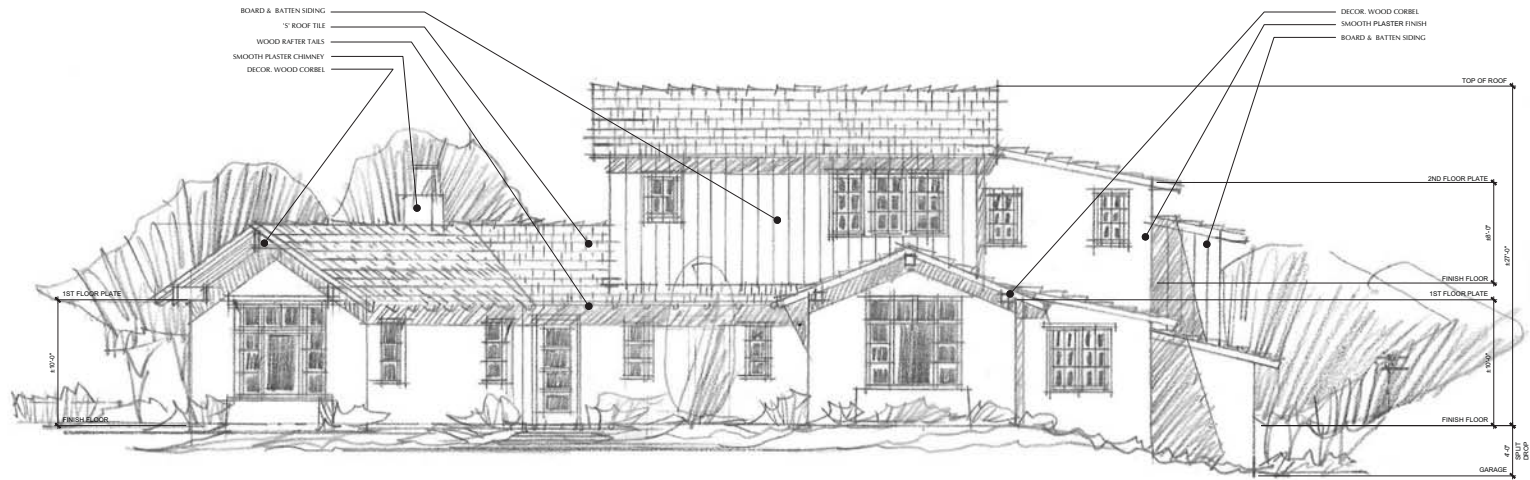
LOT 16 - PLAN 2B
EXTERIOR ELEVATIONS



MONTE NIDO
MALIBU, CALIFORNIA

NOTE:
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EXHIBIT B - LOT 16

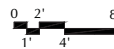


REAR ELEVATION



LEFT ELEVATION

LOT 16 - PLAN 2B
EXTERIOR ELEVATIONS



MONTE NIDO
MALIBU, CALIFORNIA

NOTE:
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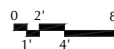
Room Schedule:

Room Name	Dimensions
Great Room	9'-0" CLG, 18'-0"x17'-10"
Kitchen	9'-0" CLG, 17'-0"x15'-0"
Dining	9'-0" CLG, 13'-10"x21'-3"
Living	9'-0" CLG, 15'-0"x21'-3"
Master Suite 1	9'-0" CLG, 12'-0"x14'-0"
Master BA.1	9'-0" CLG
WIC	9'-0" CLG
Laundry	9'-0" CLG
PDR	9'-0" CLG
Foyer	9'-0" CLG
Entry	9'-0" CLG
Loggia	Sloped 180 CLG
Loggia	Sloped 180 CLG
BA. 5	9'-0" CLG
WIC	9'-0" CLG
Bedrm 5	9'-0" CLG, 13'-10"x17'-0"
Library	9'-0" CLG, 19'-0"x14'-0"
Nook	9'-0" CLG, 13'-0" DA
Hall	9'-0" CLG
PAN	9'-0" CLG
Garage	9'-0" CLG, 26'-2"x10'-8"
Garage	9'-0" CLG, 20'-3"x19'-11"

Overall Dimensions:

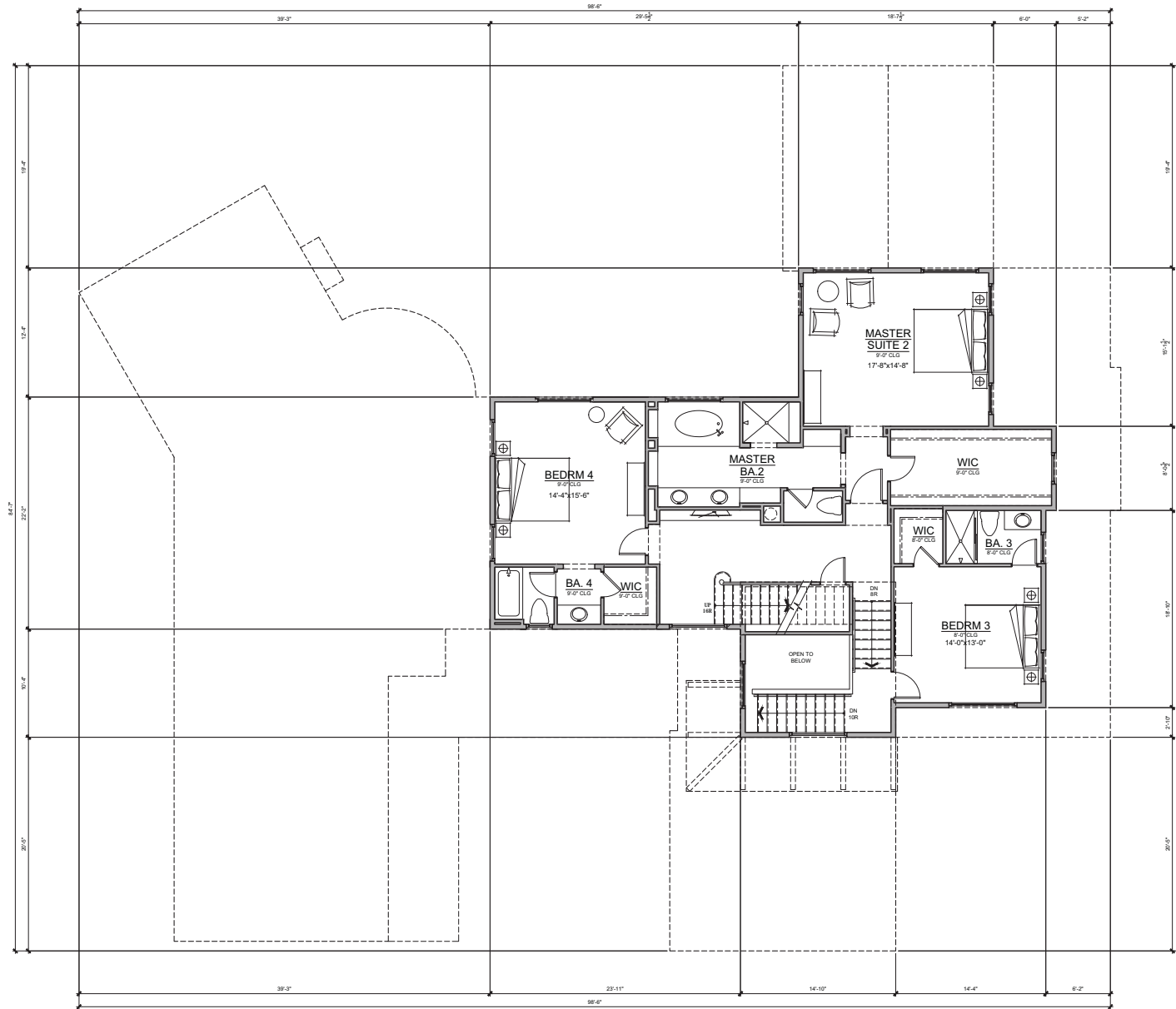
- Top: 17'-10", 20'-2", 98'-6", 29'-4", 20'-10", 11'-3"
- Right: 9'-4", 13'-8", 21'-4", 30'-0"
- Bottom: 9'-1", 27'-2", 20'-2", 21'-7", 20'-6"
- Left: 10'-0", 10'-0", 8'-2", 40'-0"

5,411 SF TOTAL
FIRST FLOOR PLAN



VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
4D-1

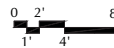
EXHIBIT B - LOT 17



LOT 17 - PLAN 4 D

5,411 SF TOTAL
SECOND FLOOR PLAN

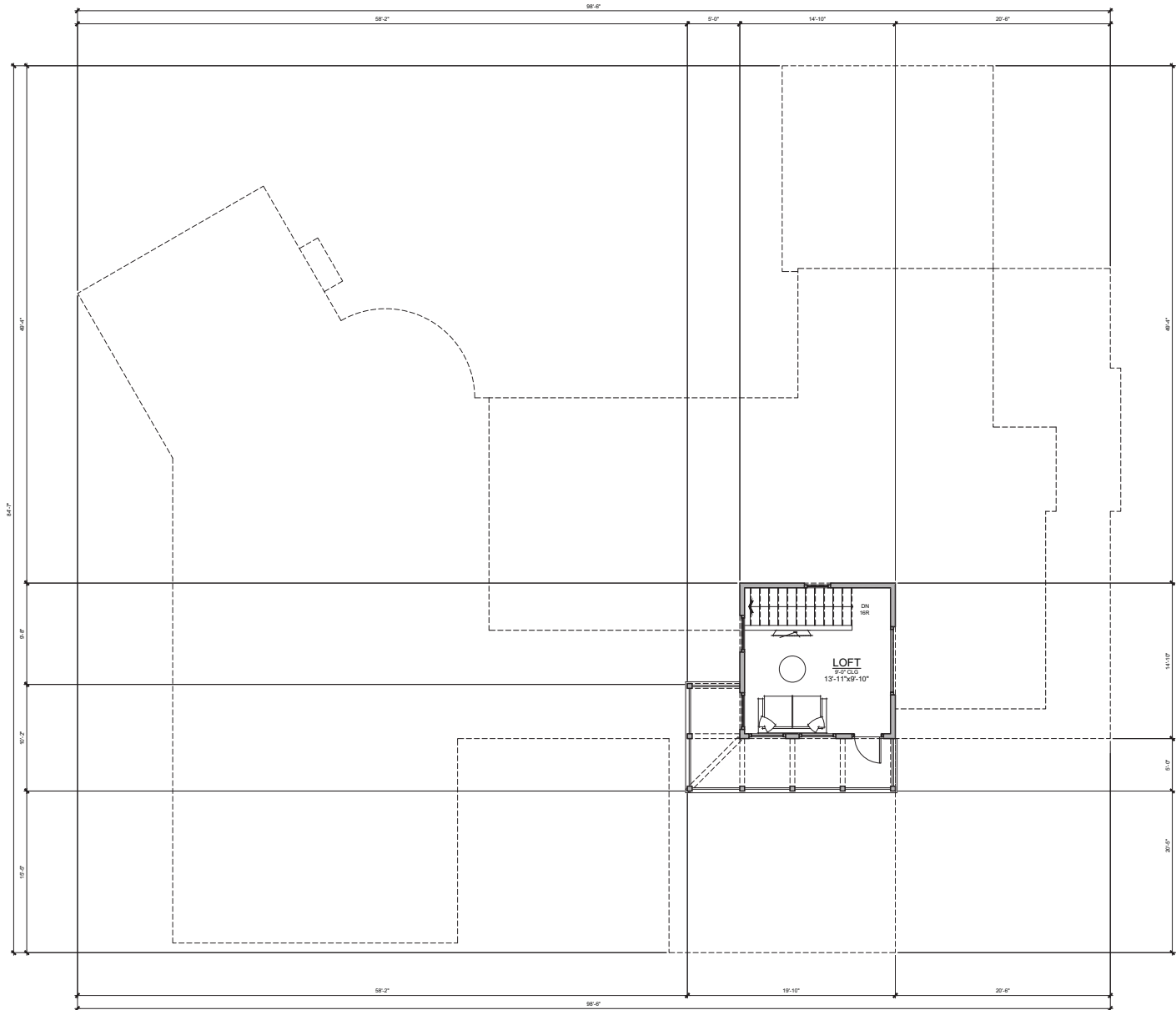
1,507 SF



M O N T E N I D O
MALIBU, CALIFORNIA

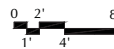


EXHIBIT B - LOT 17



LOT 17 - PLAN 4 D

5,411 SF TOTAL
THIRD FLOOR PLAN
177 SF



MONTE NIDO
MALIBU, CALIFORNIA



EXHIBIT B - LOT 17



FRONT ELEVATION
PLAN 4D-LOT 17



RIGHT ELEVATION
PLAN 4D-LOT 17



MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES

08.17.12

EXHIBIT B - LOT 17



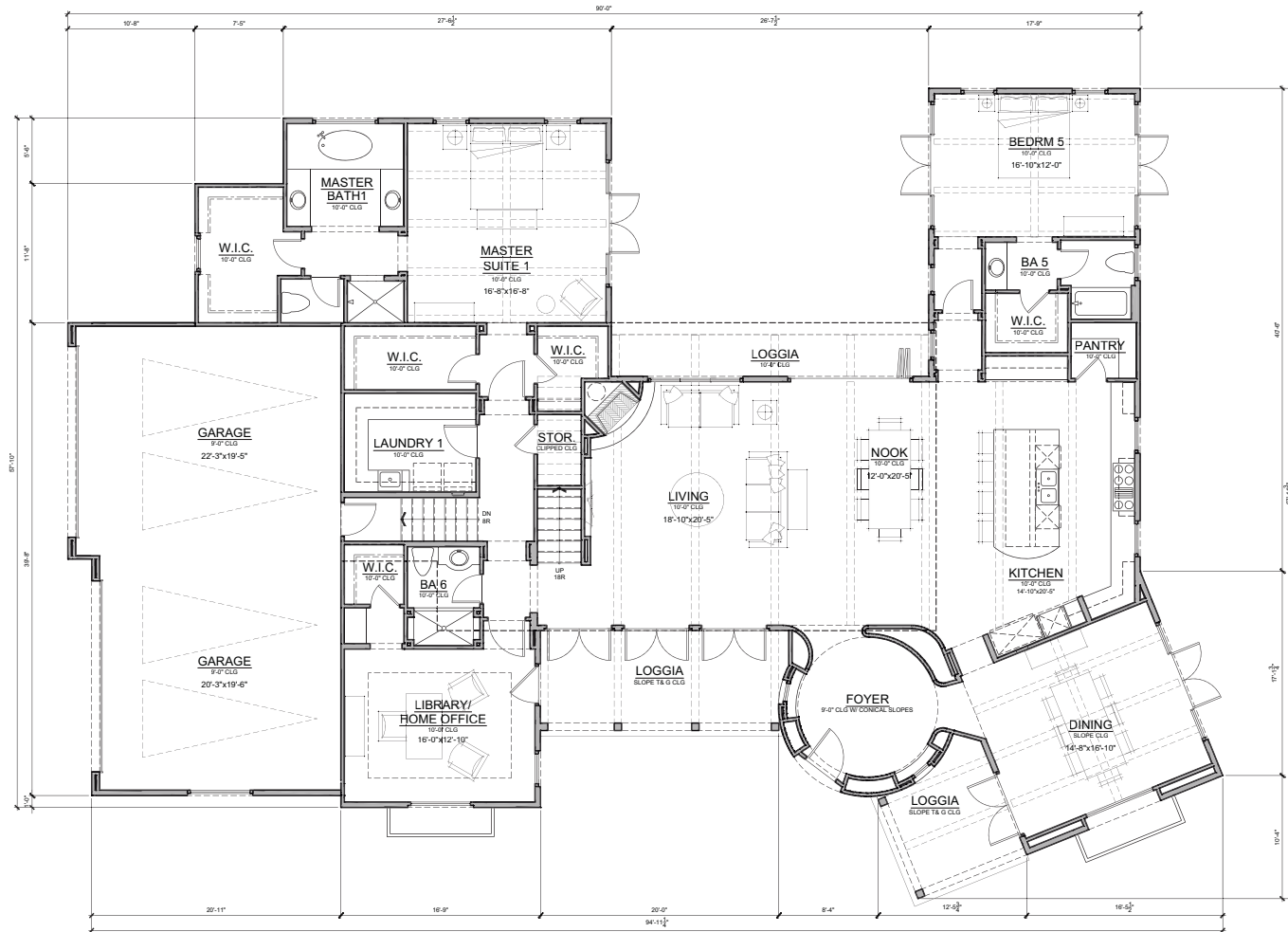
REAR ELEVATION
PLAN 4D-LOT 17



LEFT ELEVATION
PLAN 4D-LOT 17



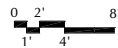
EXHIBIT B - LOT 18



LOT 18 - PLAN 3B

4,407 SF TOTAL
FIRST FLOOR PLAN

3,215 SF



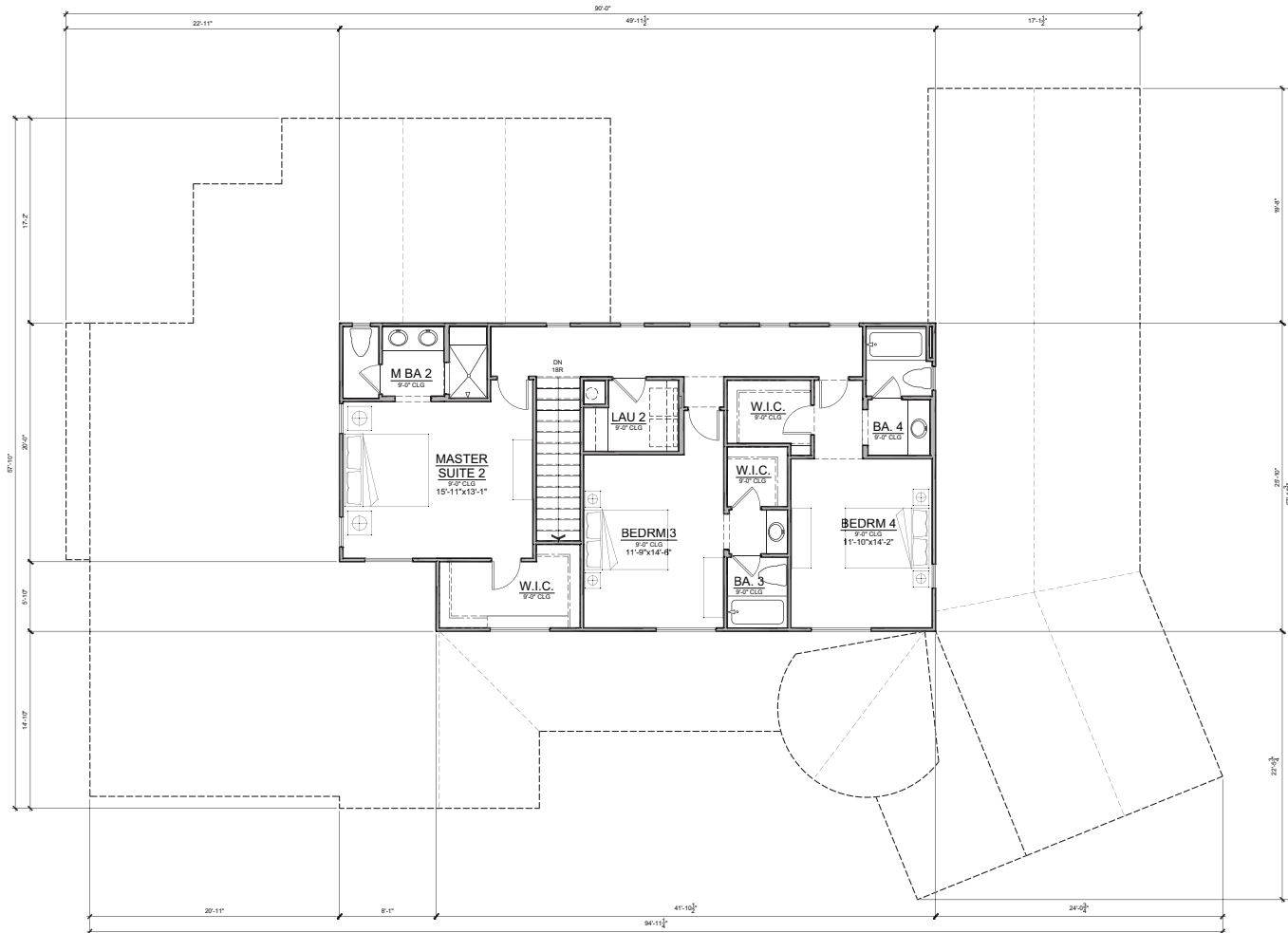
MONTE NIDO
MALIBU, CALIFORNIA



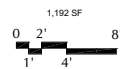
VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12

3B-1

EXHIBIT B - LOT 18



LOT 18 - PLAN 3B
4,407 SF TOTAL
SECOND FLOOR PLAN



MONTE NIDO
MALIBU, CALIFORNIA



VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
3B-2

EXHIBIT B - LOT 18



Plan 3B
Lot 18, 21
FRONT ELEVATION
PLAN 3B - LOT 18



Plan 3B Right
RIGHT ELEVATION
PLAN 3B - LOT 18

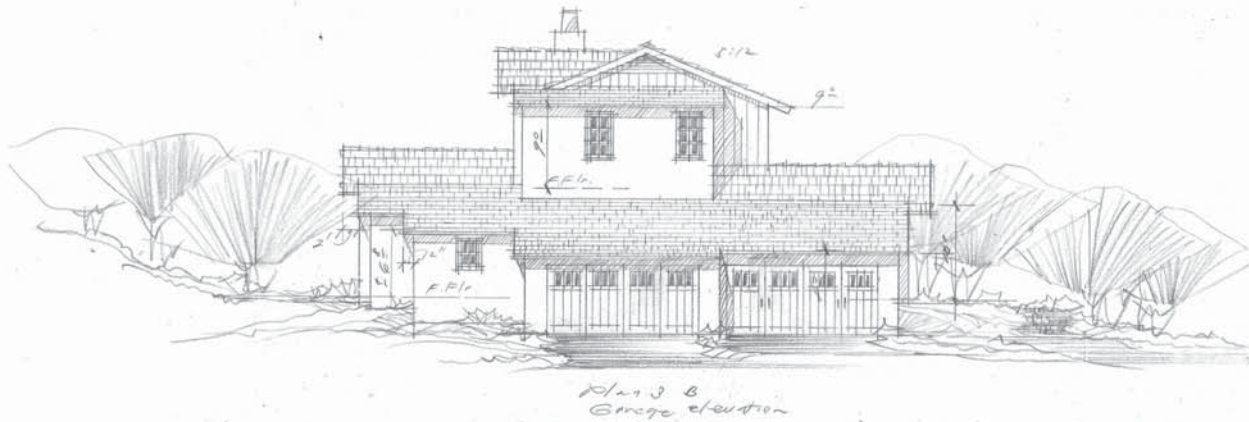


MONTE NIDO
MALIBU, CALIFORNIA

EXHIBIT B - LOT 18



REAR ELEVATION
PLAN 3B - LOT 18



LEFT ELEVATION
PLAN 3B - LOT 18



MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES

08.17.12

EXHIBIT B - LOT 19

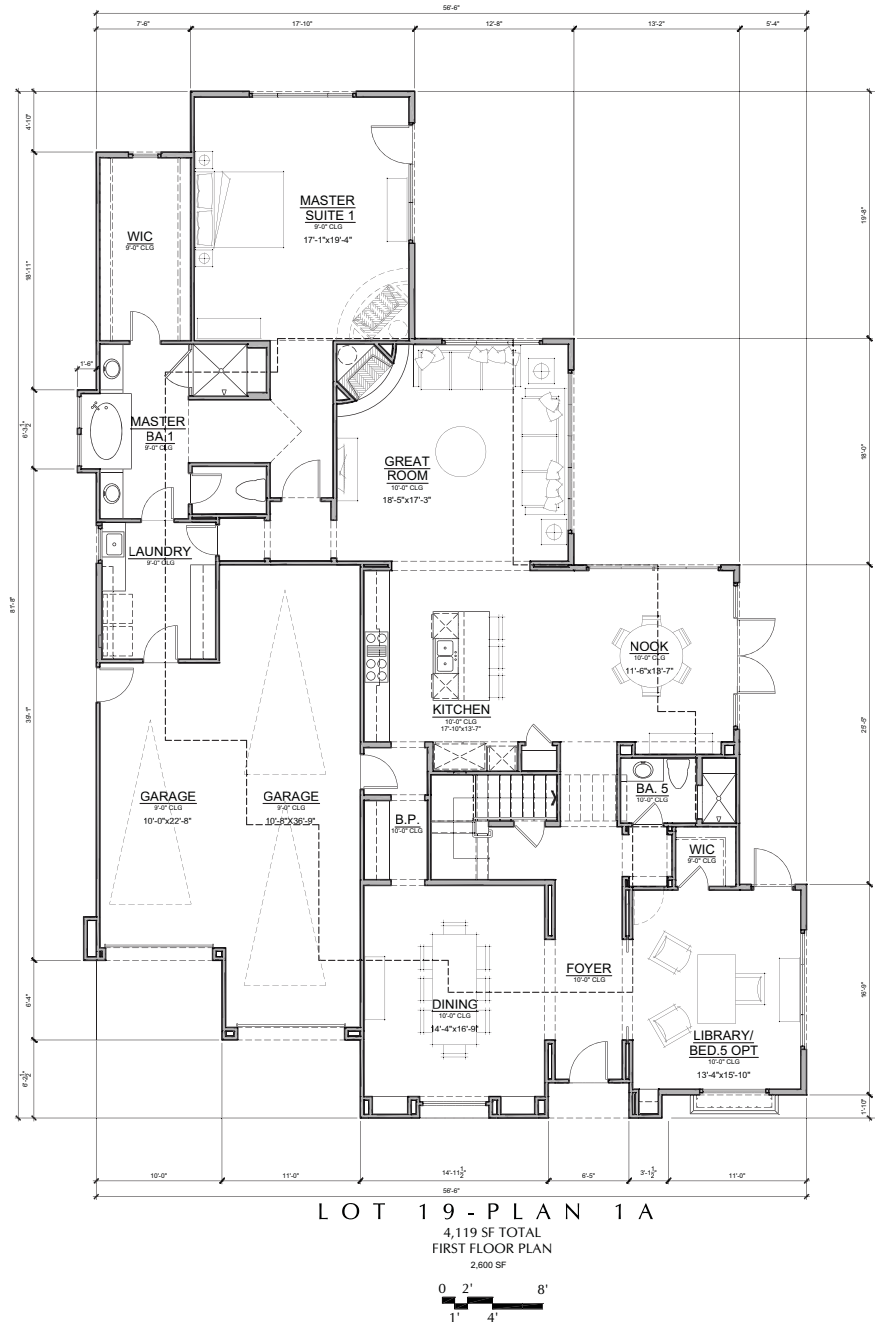


EXHIBIT B - LOT 19

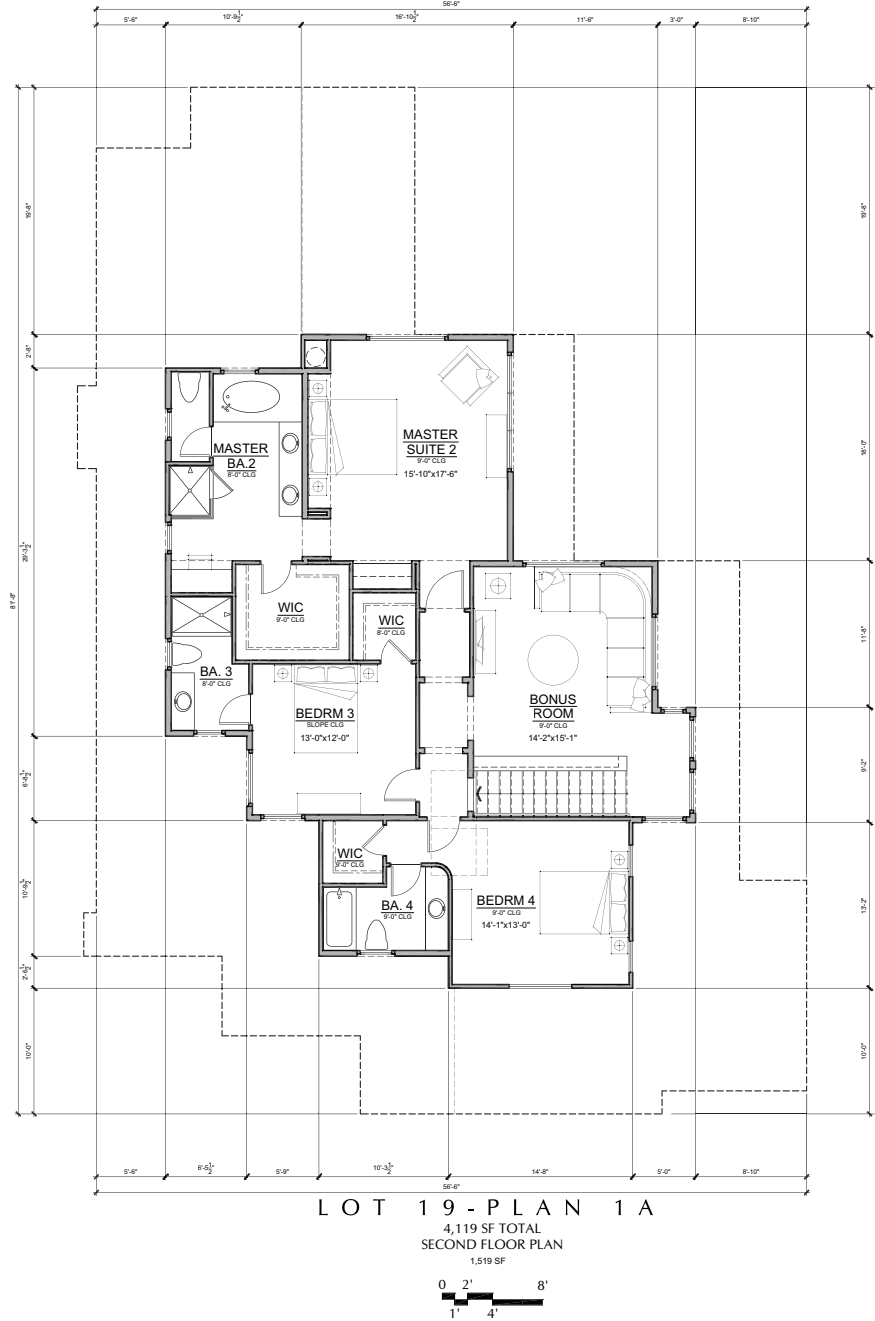


EXHIBIT B - LOT 19



FRONT ELEVATION
PLAN 1(R) - LOT 19



RIGHT ELEVATION
PLAN 1(R) - LOT 19



MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
08.17.12

EXHIBIT B - LOT 19



REAR ELEVATION
PLAN 1(R) - LOT 19

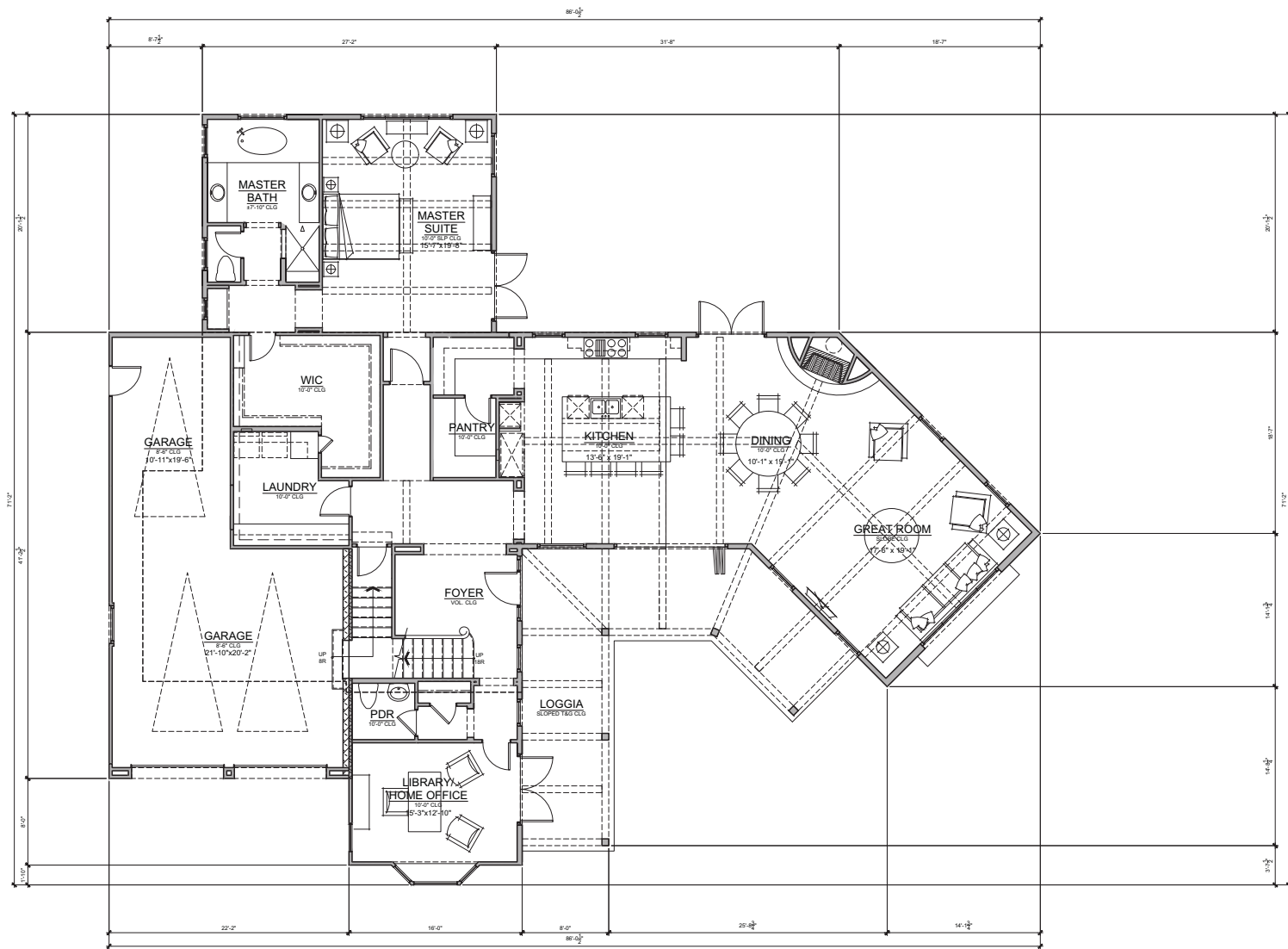


LEFT ELEVATION
PLAN 1(R) - LOT 19

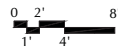


MONTE NIDO
MALIBU, CALIFORNIA

EXHIBIT B - LOT 20



LOT 20 - PLAN 2C
3,662 SF TOTAL
FIRST FLOOR PLAN
2,512 SF

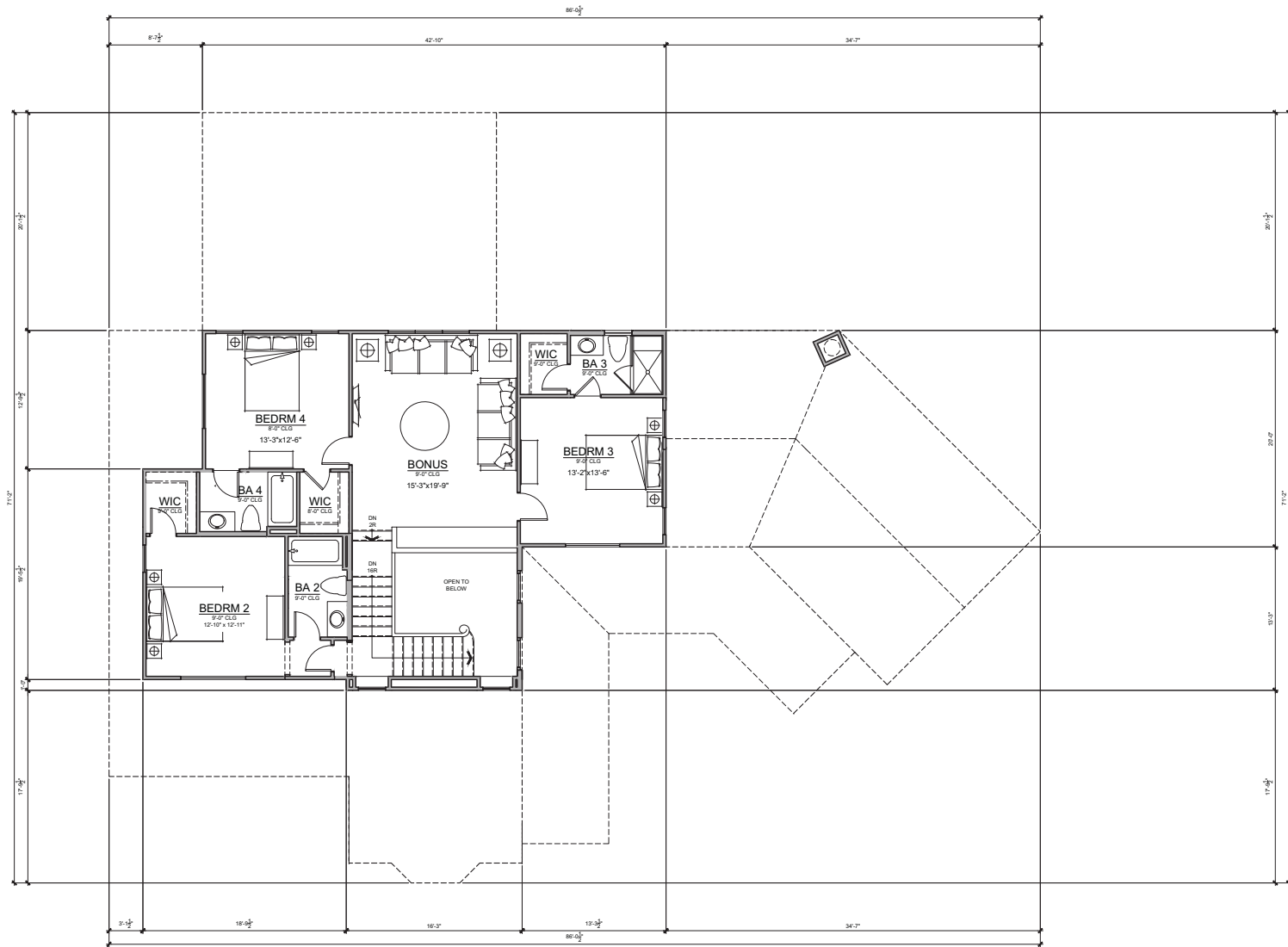


MONTE NIDO
MALIBU, CALIFORNIA

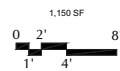


VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
2C-2.0

EXHIBIT B - LOT 20



LOT 20 - PLAN 2C
3,662 SF TOTAL
SECOND FLOOR PLAN

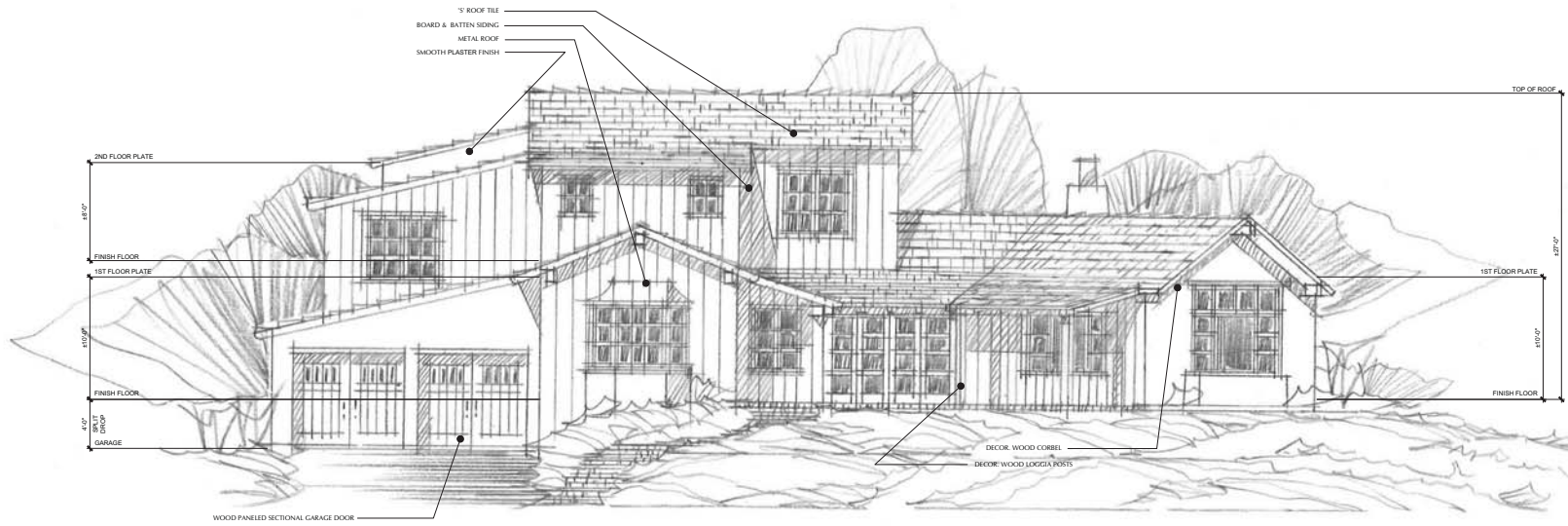


MONTE NIDO
MALIBU, CALIFORNIA

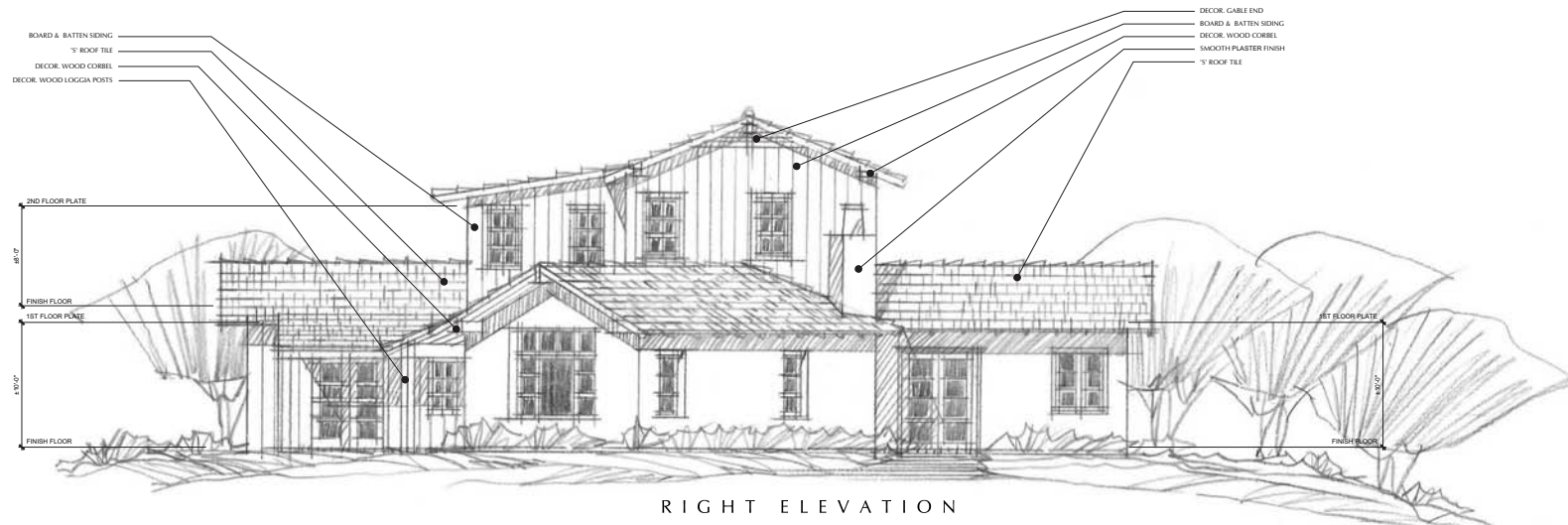


VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
2C-2.1

EXHIBIT B - LOT 20

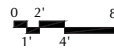


FRONT ELEVATION



RIGHT ELEVATION

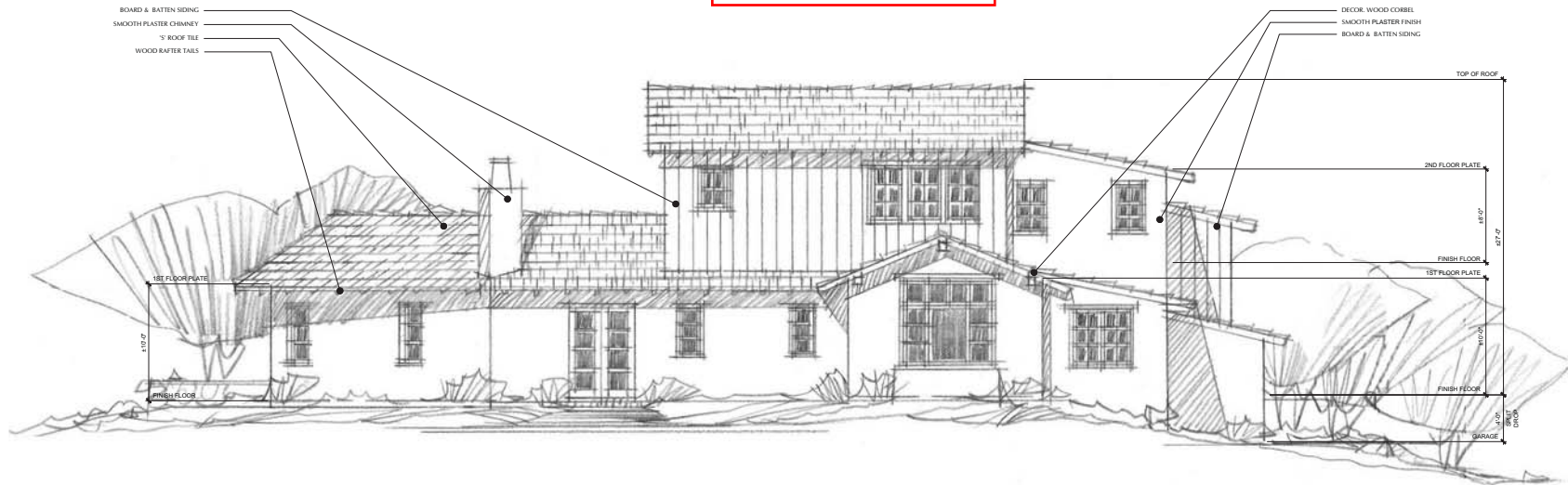
LOT 20 - PLAN 2C
EXTERIOR ELEVATIONS



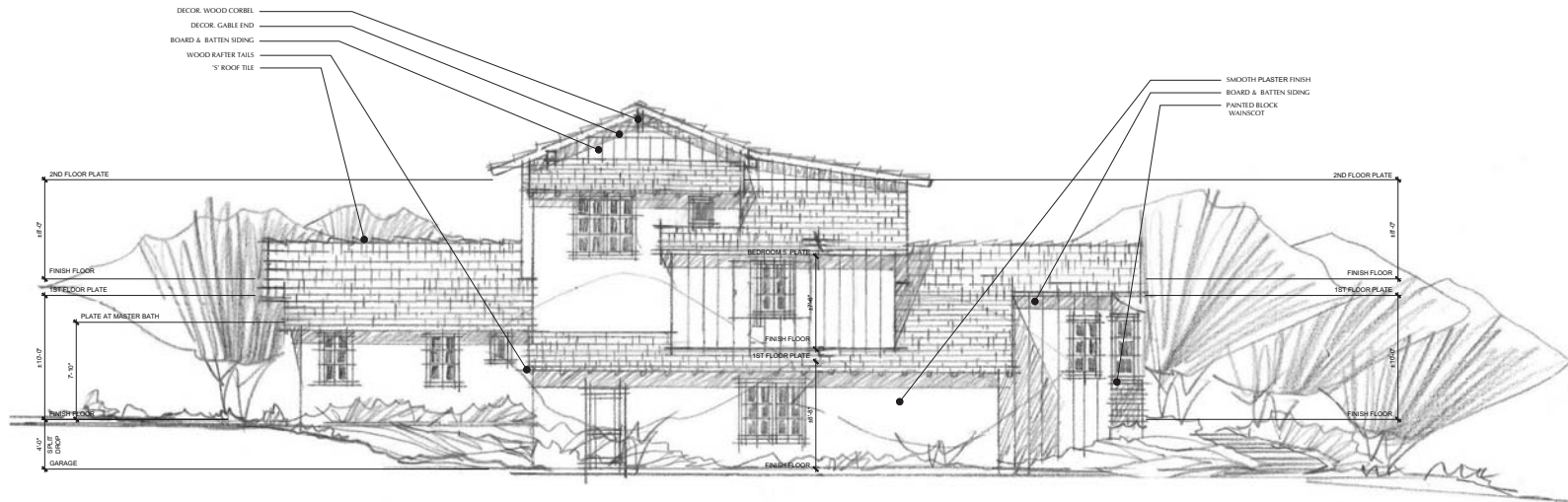
MONTE NIDO
MALIBU, CALIFORNIA

NOTE:
"EARTH TONE" COLORS
NATIVE TO THE LOCAL
AREA SHALL BE APPLIED
TO THIS PROJECT

EXHIBIT B - LOT 20

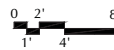


REAR ELEVATION



LEFT ELEVATION

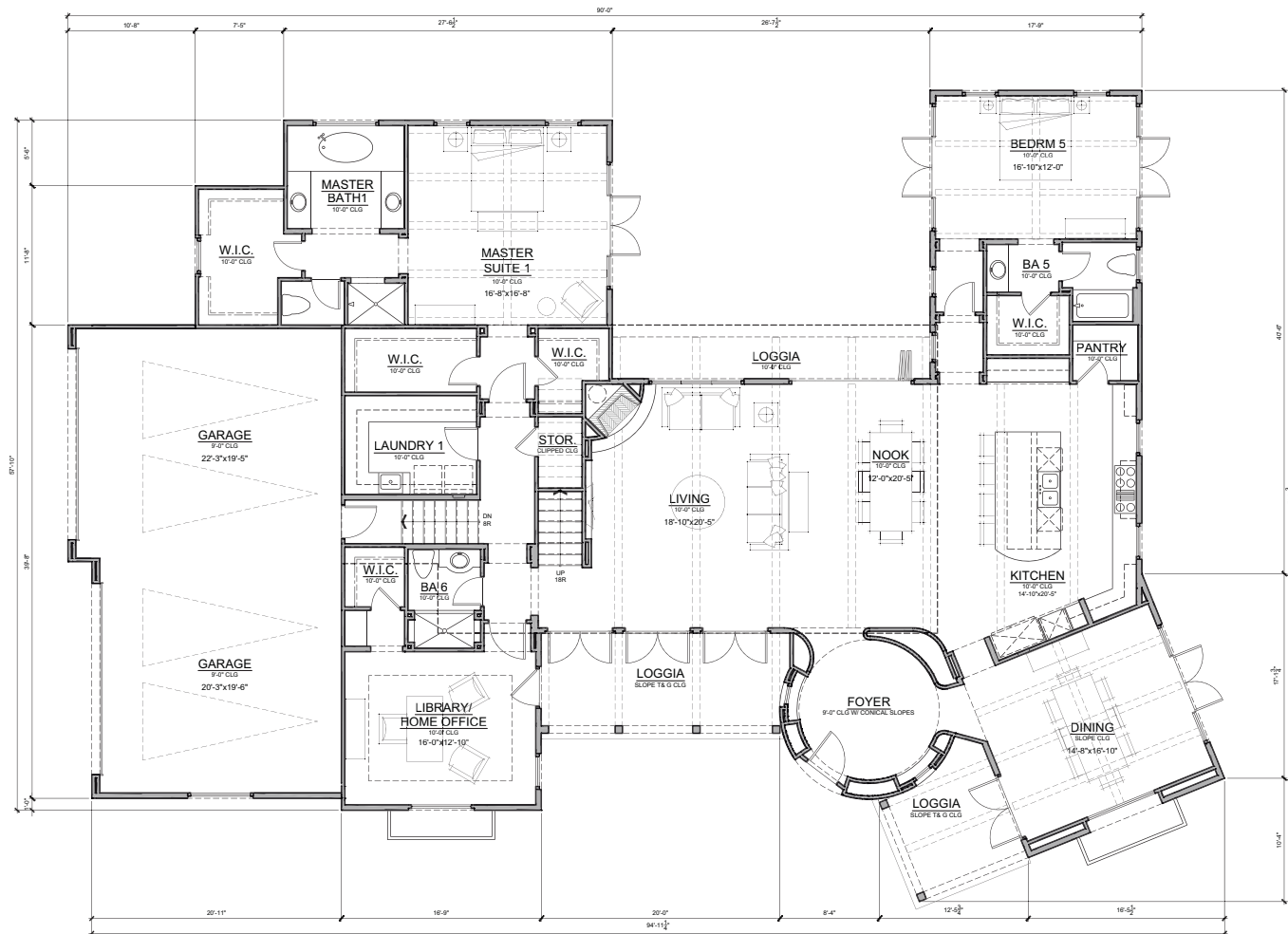
LOT 20 - PLAN 2C
EXTERIOR ELEVATIONS



MONTE NIDO
MALIBU, CALIFORNIA

NOTE:
"EARTH TONE" COLORS
NATIVE TO THE LOCAL
AREA SHALL BE APPLIED
TO THIS PROJECT

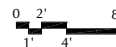
EXHIBIT B - LOT 21



LOT 21 - PLAN 3B

4,407 SF TOTAL
FIRST FLOOR PLAN

3,215 SF



M O N T E N I D O
MALIBU, CALIFORNIA

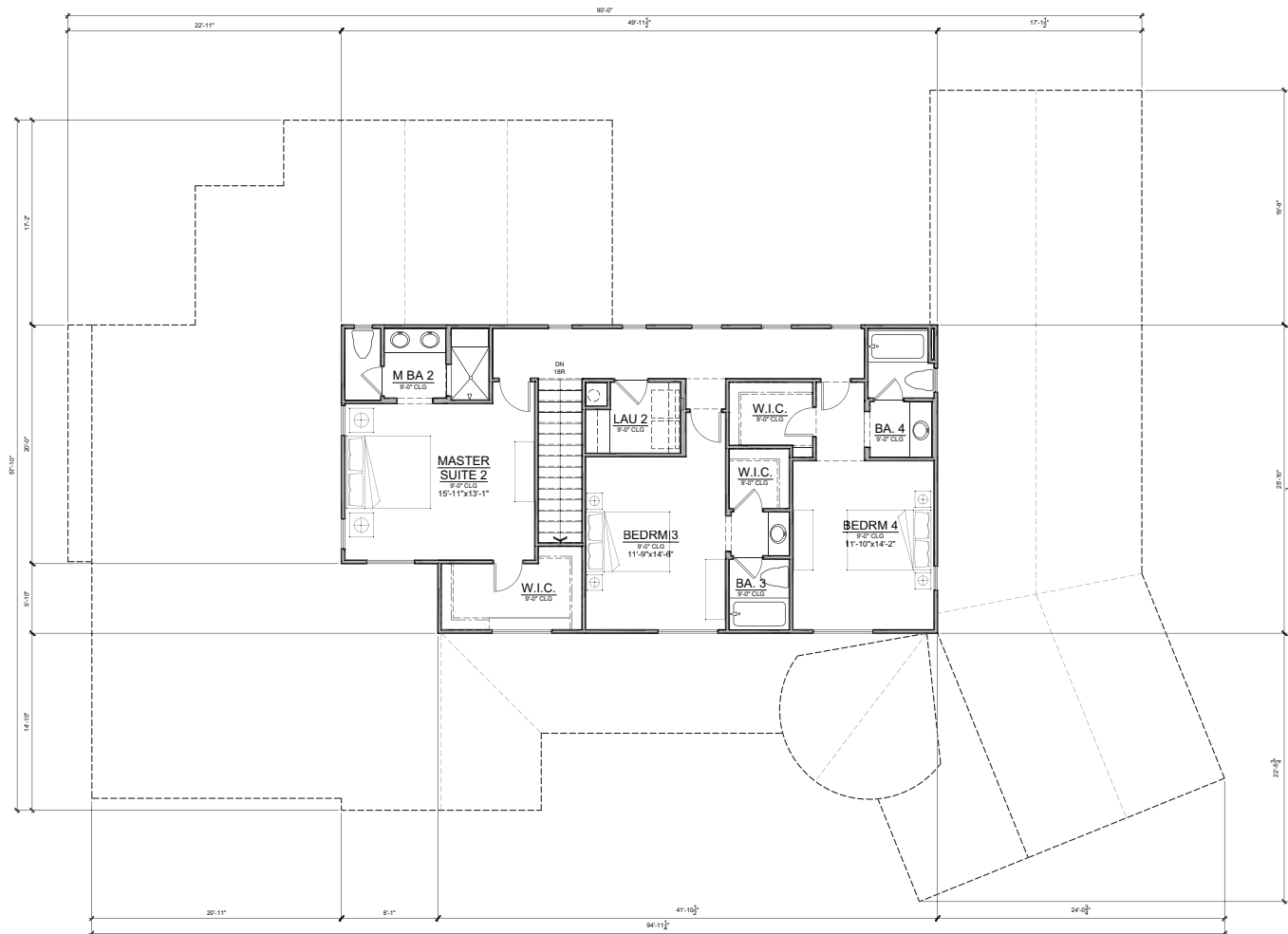


VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES

09.06.12

3B-1

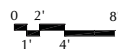
EXHIBIT B - LOT 21



LOT 21 - PLAN 3B

4,407 SF TOTAL
SECOND FLOOR PLAN

1,192 SF



M O N T E N I D O
MALIBU, CALIFORNIA

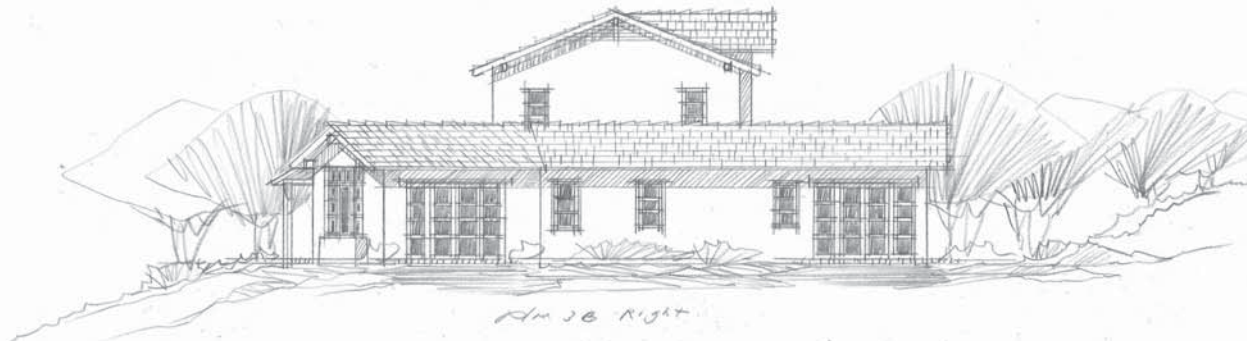


VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
3B-2

EXHIBIT B - LOT 21



Plan 3B
Lot 18, 21
FRONT ELEVATION
PLAN 3B - LOT 21



Plan 3B Right
RIGHT ELEVATION
PLAN 3B - LOT 21



MONTE NIDO
MALIBU, CALIFORNIA

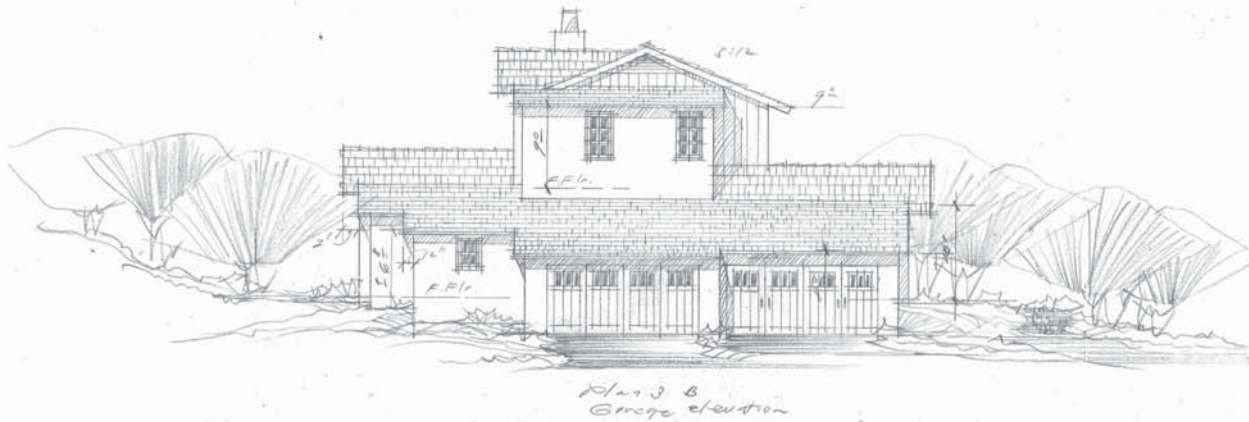
VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES

08.17.12

EXHIBIT B - LOT 21



REAR ELEVATION
PLAN 3B - LOT 21



LEFT ELEVATION
PLAN 3B - LOT 21

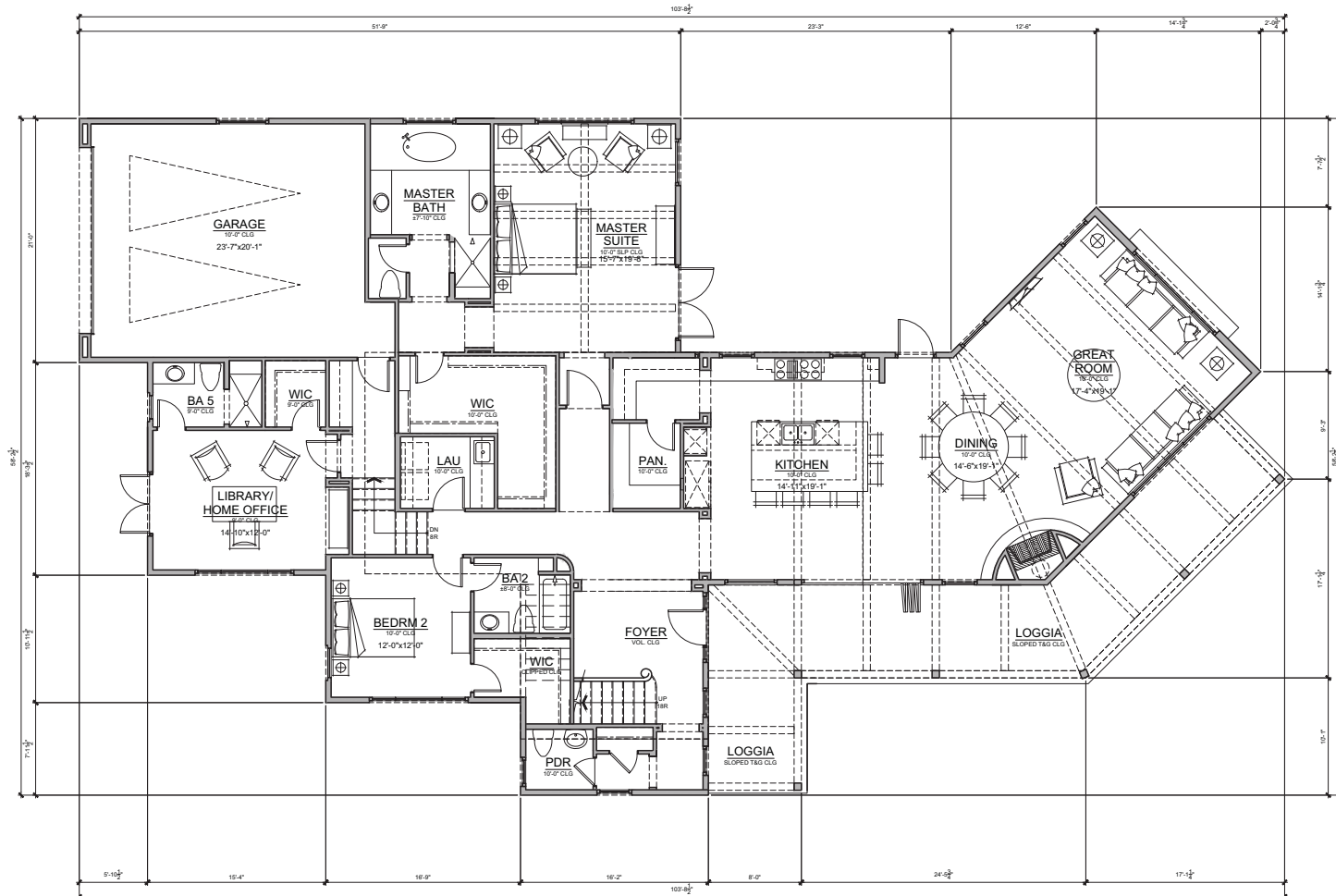


MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES

08.17.12

EXHIBIT B - LOT 22



LOT 22 - PLAN 2 D
3,732 SF TOTAL
FIRST FLOOR PLAN
2,878 SF

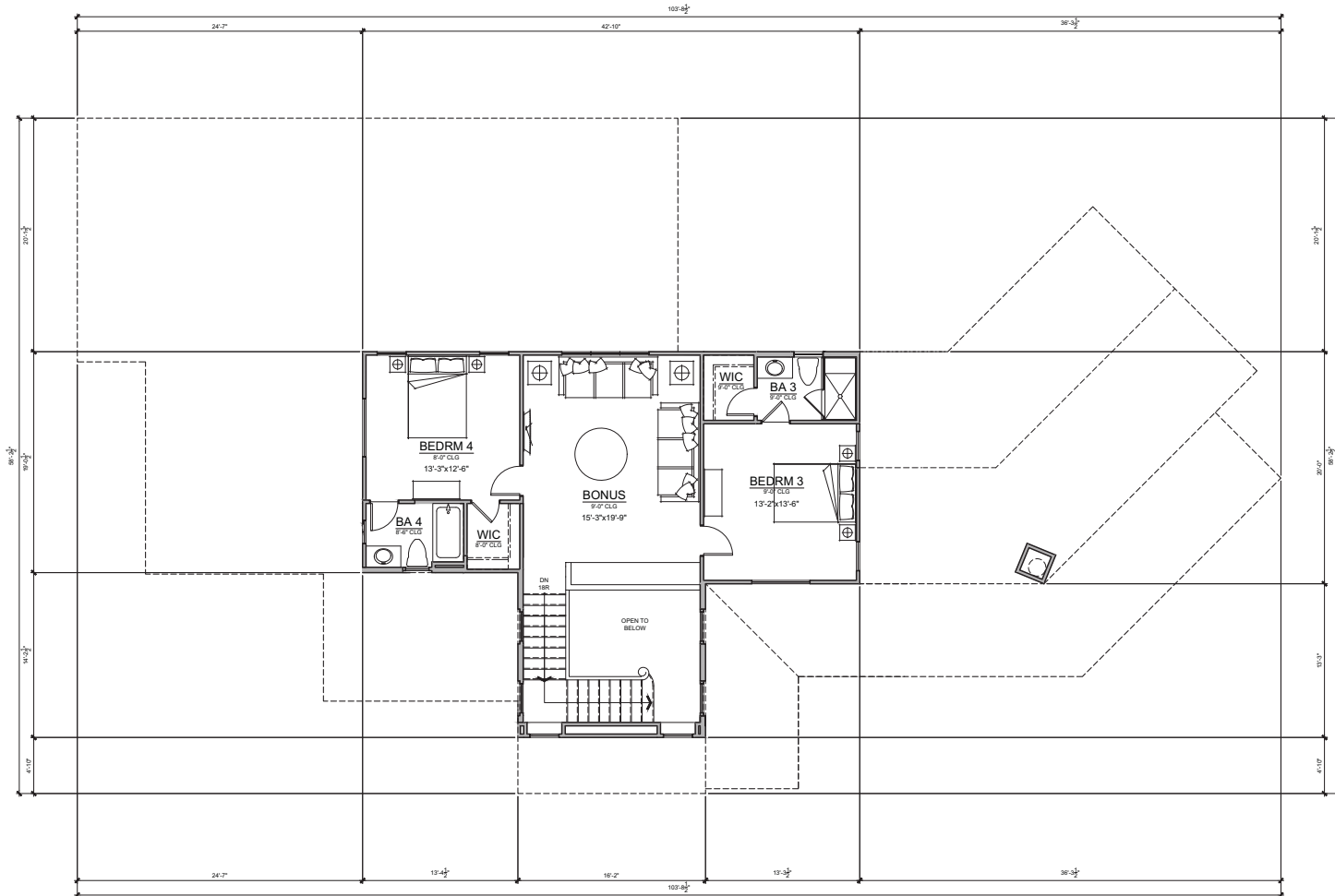


MONTE NIDO
MALIBU, CALIFORNIA

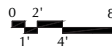


VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
2D-1

EXHIBIT B - LOT 22



LOT 22 - PLAN 2 D
3,732 SF TOTAL
FIRST FLOOR PLAN
854 SF



M O N T E N I D O
MALIBU, CALIFORNIA



VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
09.06.12
2D-2

EXHIBIT B - LOT 22



Plan 2D
Lot 22

FRONT ELEVATION
PLAN 2D - LOT 22



Plan 2D
Lot 22

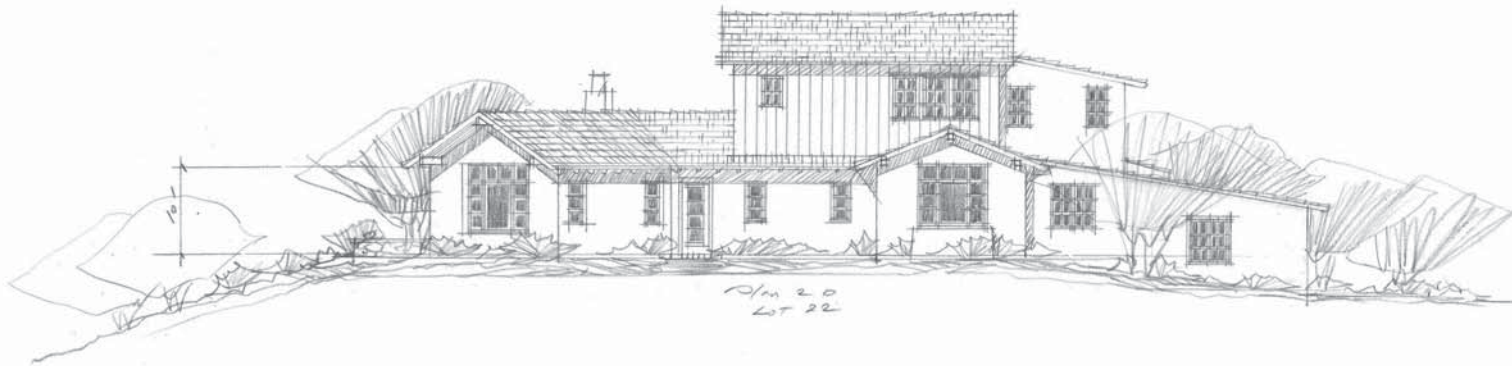
RIGHT ELEVATION
PLAN 2D - LOT 22



MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
08.17.12

EXHIBIT B - LOT 22



REAR ELEVATION
PLAN 2D - LOT 22



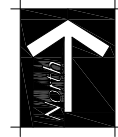
LEFT ELEVATION
PLAN 2D - LOT 22



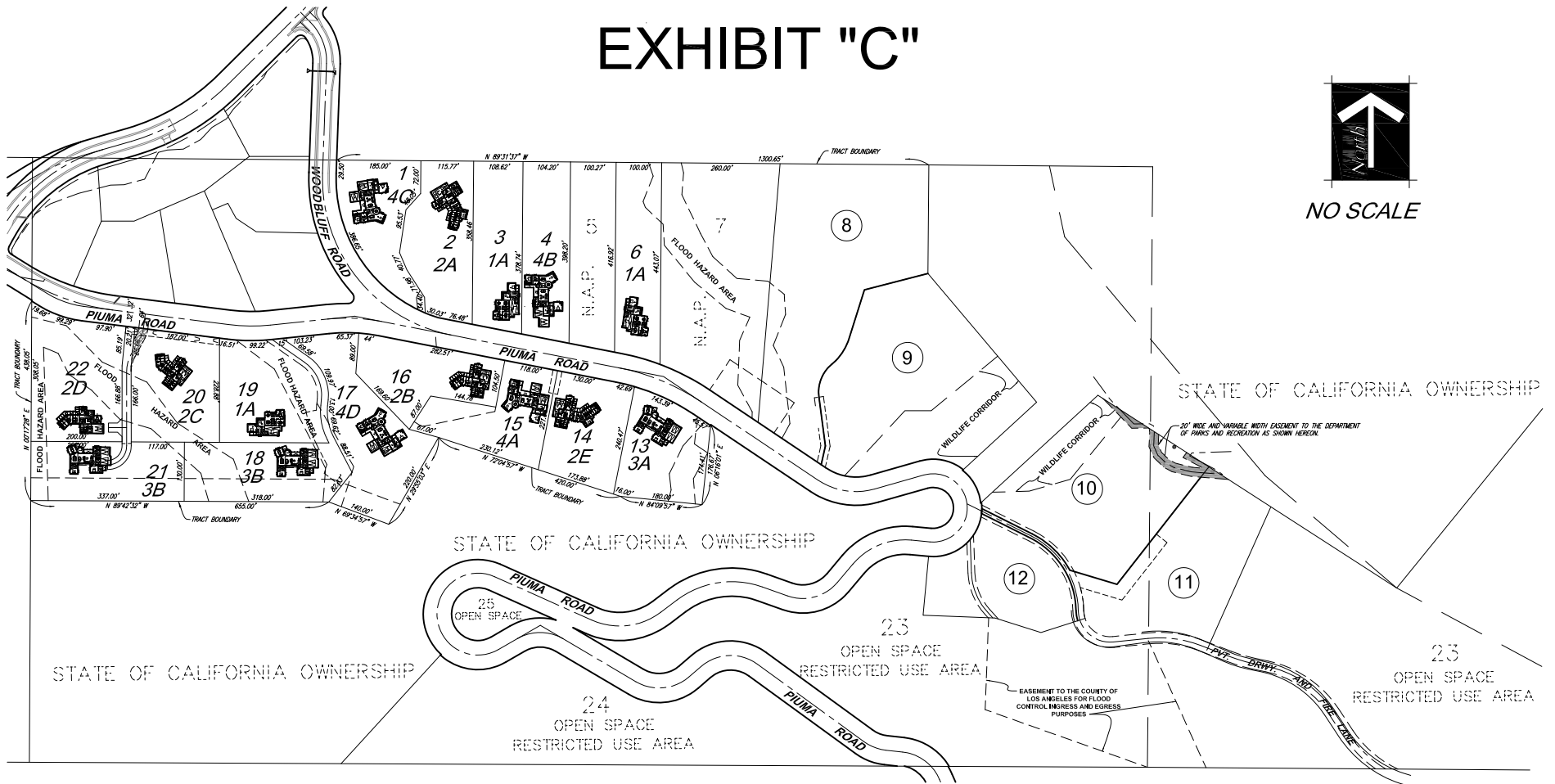
MONTE NIDO
MALIBU, CALIFORNIA

VINTAGE COMMUNITIES
CALIFORNIA PACIFIC HOMES
08.17.12

EXHIBIT "C"



NO SCALE



DEDICATION LOTS

ASSESSORS PARCEL NUMBER:

4456-038-008 (LOT 8)
 4456-038-025 (LOT 9)
 4456-038-026 (LOT 10)
 4456-038-011 (LOT 11)
 4456-038-012 (LOT 12)

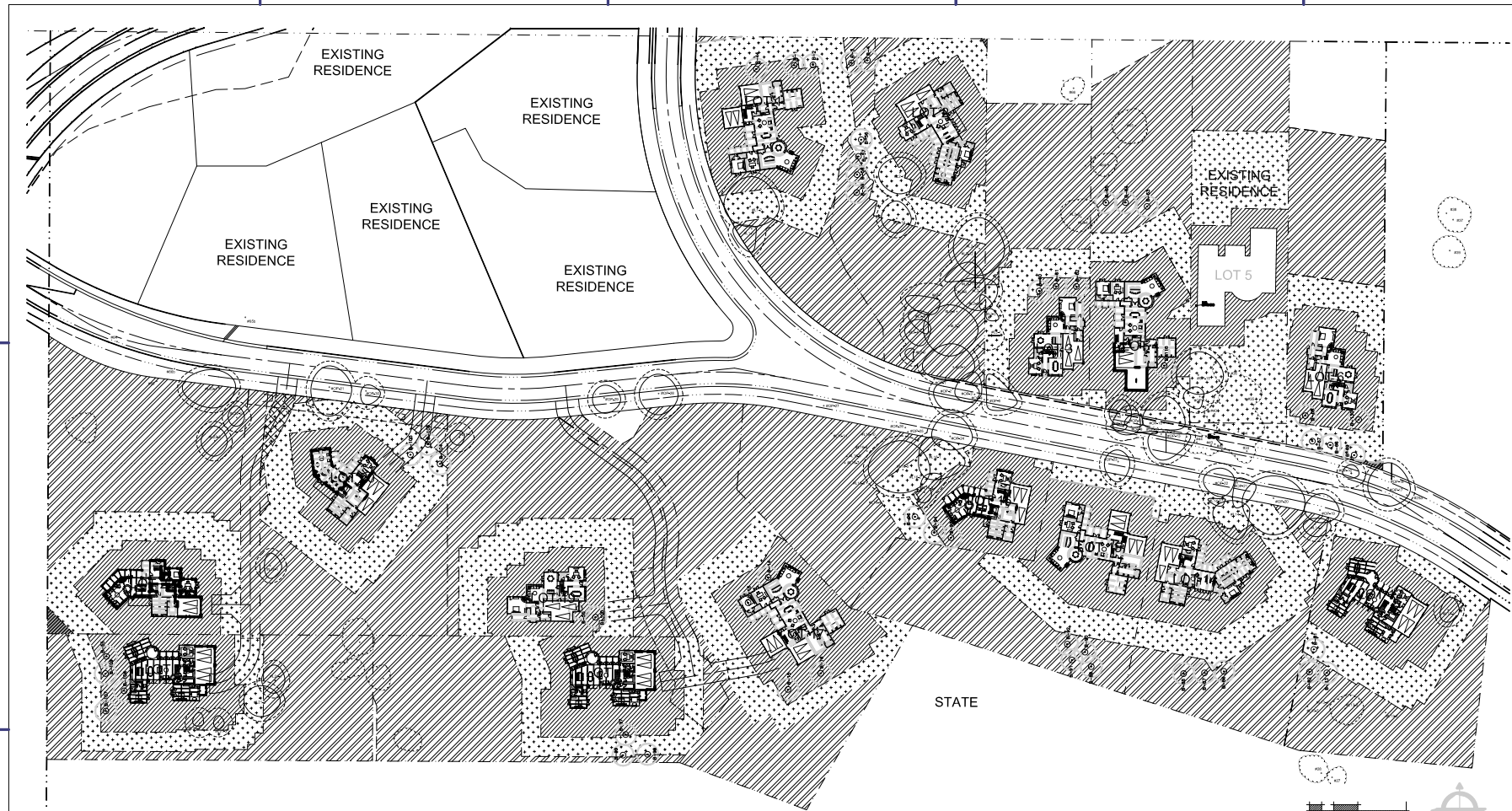
RESIDENTIAL LOTS

A.P.N.	LOT NUMBER	PLAN NUMBER	A.P.N.	LOT NUMBER	PLAN NUMBER
4456-038-001	1	4C	4456-038-016	16	2B
4456-038-002	2	2A	4456-038-017	17	4D
4456-038-003	3	1A	4456-038-018	18	3B
4456-038-004	4	4B	4456-038-019	19	1A
4456-038-006	6	1A	4456-038-020	20	2C
4456-038-013	13	3A	4456-038-021	21	3B
4456-038-014	14	2E	4456-038-022	22	2D
4456-038-015	15	4A			

OWNERS / SUBDIVIDERS

VINTAGE PACIFIC AT MONTE NIDO, LLC.
 18401 VON KARMAN AVENUE, SUITE 350
 IRVINE, CALIFORNIA 92612
 PHONE: 949-253-7110

EXHIBIT D FUEL MODIFICATION PLAN



FUEL MODIFICATION ZONES

ZONE A - SETBACK ZONE

- Zone in closest proximity to the structure.
- Extends 20 feet beyond the edge of any combustible structure, accessory structure, appendage or projection, Overhangs or other parts of the structure not accurately reflected on the plans may require the approval of plant location on the approved plan.
- Irrigation by automatic or manual sprinkler systems shall be provided to maintain healthy vegetation with higher live-moisture content.
- Landscape and vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List available from the Fuel Modification Unit.
- Final or revised Plans submitted after 6 months from the initial submittal will have plants in all zones evaluated based on the most current Fuel Modification Plant List available from the Fuel Modification Unit.
- Except for dwarf varieties or mature trees small in stature, trees are generally **not recommended** within Zone A.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

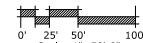
ZONE B - IRRIGATED ZONE

- Extends from the outermost edge of Zone A to 50 feet from the structure.
- Irrigation by automatic or manual systems shall be provided to landscape with healthy vegetation and fire resistance.
- Landscape and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, Ground covers shall be maintained at a height not to exceed 6 inches in Zone B. 12 inches is acceptable within 50 feet of a structure and 18 inches beyond 50 feet in Zone B if it is on a slope. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Plants in Zone B shall typically be fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval.
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Wildlife ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment. Irrigation shall be directed away from native oaks and be placed outside the drip-line.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site. This distance may extend to 50 feet if the situation dictates.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, unseasonal supplemental water.)
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhand any structure or access at maturity.

ZONE C - THINNING ZONE

- Extends from the outermost edge of Zone B to 200' from structure.
- Require thinning and clearance will be determined upon inspection. Required clearance may increase to the maximum allowed by the Fire Code as needed because of vegetation growth.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, unseasonal supplemental water.)
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Wildlife ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone C shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of those species constituting a fire risk. These species include, but are not limited to: cholla, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs to 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees to 30 feet between canopies. This distance may increase or decrease depending on the slope, arrangement of the trees in relation to slope, and the species of tree.

ASSESSOR'S PARCEL NUMBER: 4456-038-003
LEGAL DESCRIPTION: LOTS 1-4, 6 & 13-22



Scale: 1"=50'-0"
BOOK 1093, PAGE 95 THRU 99

BUILDING FOOTAGES:	1st Floor		2nd Floor		Total
	1st Floor	2nd Floor	1st Floor	2nd Floor	
LOT 1	3,727 s.f.	1,684 s.f.	5,411 s.f.		5,411 s.f.
LOT 2	3,290 s.f.	1,150 s.f.	4,440 s.f.		4,440 s.f.
LOT 3	2,600 s.f.	1,519 s.f.	4,119 s.f.		4,119 s.f.
LOT 4	3,714 s.f.	1,604 s.f.	5,318 s.f.		5,318 s.f.
LOT 6	2,600 s.f.	1,519 s.f.	4,119 s.f.		4,119 s.f.
LOT 13	3,215 s.f.	1,192 s.f.	4,407 s.f.		4,407 s.f.
LOT 14	3,285 s.f.	1,150 s.f.	4,435 s.f.		4,435 s.f.
LOT 15	3,727 s.f.	1,507 s.f.	5,234 s.f.		5,234 s.f.
LOT 16	2,498 s.f.	1,150 s.f.	3,648 s.f.		3,648 s.f.
LOT 17	3,727 s.f.	1,684 s.f.	5,411 s.f.		5,411 s.f.
LOT 18	3,215 s.f.	1,192 s.f.	4,407 s.f.		4,407 s.f.
LOT 19	2,600 s.f.	1,519 s.f.	4,119 s.f.		4,119 s.f.
LOT 20	2,512 s.f.	1,150 s.f.	3,662 s.f.		3,662 s.f.
LOT 21	3,215 s.f.	1,192 s.f.	4,407 s.f.		4,407 s.f.
LOT 22	2,878 s.f.	854 s.f.	3,732 s.f.		3,732 s.f.

LANDSCAPE ARCHITECT:
PREPARED BY OR UNDER THE DIRECTION OF
MICHAEL T. MARY
PE No. 1484
DATE: 08/31/2014
SCALE: AS NOTED

TRACT MAP 38931
FOR
TRACT MAP 38931
ASSESSOR'S PARCEL NO. 4456-038-001

LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
1700 East Bayview Avenue, Suite 100, CA 94796
415.554.2422 / 415.554.2400

REVISION BLOCK
REV# APP# DATE REVISION DESCRIPTION ENGINEER DATE

LANDSCAPE ARCHITECT:
MICHAEL T. MARY
PE No. 1484
DATE: 08/31/2014
SCALE: AS NOTED

SHEET:
1
OF 1 SHEETS

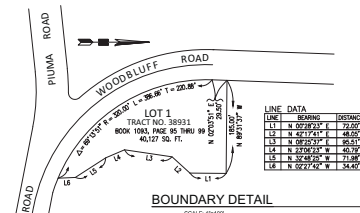
GPC#

EXHIBIT D
LANDSCAPE PLAN - TYPICAL

A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING.

LANDSCAPE PLAN NOTES:

LOT 1	
EXISTING LANDSCAPE (FRONT):	1,758 SQ. FT.
EXISTING LANDSCAPE (REAR):	8,470 SQ. FT.
TOTAL EXISTING LANDSCAPE:	<u>10,228 SQ. FT.</u>
PROPOSED LANDSCAPE (FRONT):	6,806 SQ. FT.
PROPOSED LANDSCAPE (REAR):	14,456 SQ. FT.
TOTAL PROPOSED LANDSCAPE:	<u>21,262 SQ. FT.</u>
DROUGHT TOLERANT LANDSCAPING (FRONT):	6.42%
DROUGHT TOLERANT LANDSCAPING (REAR):	N/A
TOTAL DROUGHT TOLERANT LANDSCAPING:	<u>6.42%</u>
TOTAL GRASS TURF AREA: 850 SQ. FT.	
GRASS TURF AREA PERCENTAGE	<u>2.70%</u>



ZONE A - SETBACK ZONE

- [illegible]

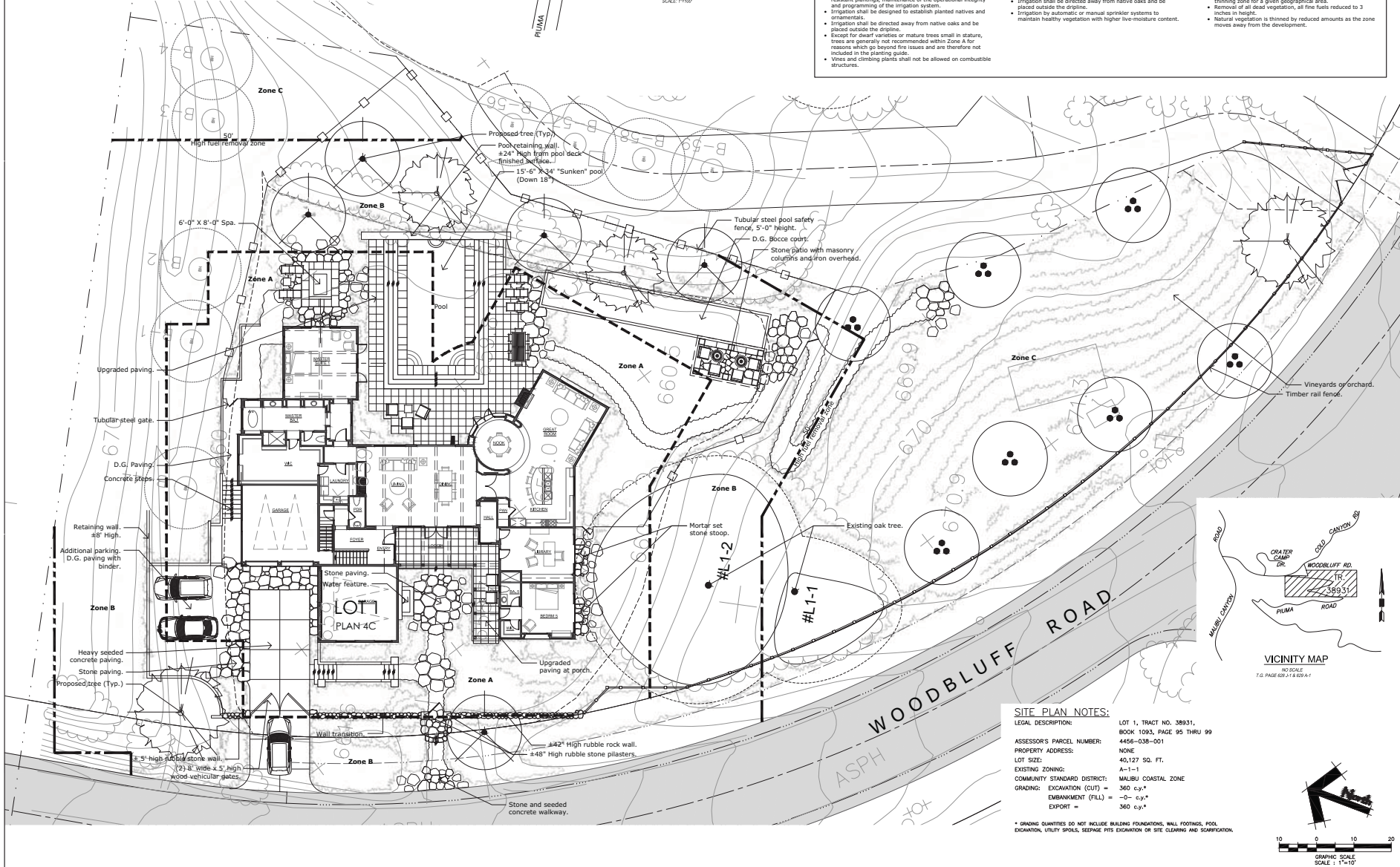
FUEL MODIFICATION ZONES

ZONE B - IRRIGATED ZONE

- Extends from the outermost edge of Zone A to 50 feet from the structure.
- All manufactured slopes to be irrigated.
- All irrigation and planting required by the County Department of Public Works and City Public Works Department relating to remanufactured slopes and landscape ordinances.
- May have isolated detached secondary structures such as patios or porches that are exempt from the setback and irrigation structures provided they meet building code requirements.
- Any plants selected for planting in these zones shall be able to survive the time of the setback, irrigated, or thinning zone for a given geographical area.
- Irrigation areas within Zone A require continuous and/or scheduled water and/or automatic irrigation system. Replacement of dead/dying fire resistant plantings, maintenance of the system, integrity and programming of the irrigation system.
- Irrigation shall be designed to establish planted natives and ornamentals.
- Irrigation shall be directed away from native oaks and be placed outside the drip-line.
- Irrigation shall be automatic annual sprinkler systems to maintain healthy vegetation with higher moisture content.

ZONE C - THINNING ZONE

- Extends from the outermost edge of Zone B to 200' from structure.
- Predominantly existing vegetation with removal of the majority of undesirable plant species including buckwheat, red shank, California sage brush, common buckthorn and sage (Acahualt).
- All areas on property that are not delineated as Zone A or B shall be a Zone C homeowner or homeowner association responsibility.
- Zone C is a 200' wide buffer around the perimeter of the property. The responsibility of the developer in that 200 ft. of fuel is not to be attained.
- Reduce fuel loading by reducing the fuel in each remaining shrub or tree without substantial decrease in the canopy cover.
- Remove dead and/or soft soil holding dead branches.
- Some replacement planting with ornamental or less flammable native plants and medium to large trees.
- Meet the fire safety and fire insurance coverage requirements of cities or county public works, landscape or hillside ordinances.
- Any area selected for planting in this zone should be chosen from the approved plant list for the setback, irrigated, or thinning zone for a given geographical area.
- The amount of dead vegetation in the first 100' should be reduced to 3 inches in height.
- Native vegetation is thinned by reduced amounts as the zone moves away from the development.



SITE PLAN NOTES

LEGAL DESCRIPTION:
ASSESSOR'S PARCEL NUMBER:
PROPERTY ADDRESS:
LOT SIZE:
EXISTING ZONING:
COMMUNITY STANDARD DISTRICT:
GRADING: EXCAVATION (CUT) =
EMBANKMENT (FILL)
EXPORT =

LOT 1, TRACT NO. 38931,
BOOK 1093, PAGE 95 THRU 99
4456-038-001
NONE
40,127 SQ. FT.
A-1-1
MALIBU COASTAL ZONE
360 c.y.*
= -0- c.y.*
360 c.y.*

* GRADING QUANTITIES DO NOT INCLUDE BUILDING FOUNDATIONS, WALL FOOTINGS, POOL EXCAVATION, UTILITY SPOILS, SEEPAGE PITS EXCAVATION OR SITE CLEARING AND SCARIFICATION.

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 East Deere Avenue, Santa Ana, CA 92705
949.250.4822, F 949.752.2469

ENGINEER	DATE

REVISION	DESCRIPTION

REV#	APPR	DATE

PREPARED BY OR UNDER THE DIRECTION OF:

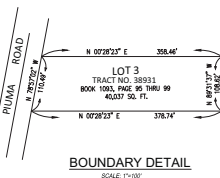
TRACT MAP 38931
LANDSCAPE PLAN
FOR
TRACT MAP 38931 - LOT 1
LESSOR'S PARCEL NO: 4456-03

SHEET:
L-1
OF 2 SHEETS

EXHIBIT D LANDSCAPE PLAN - TYPICAL

IRRIGATION NOTES

A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING.



BOUNDARY DETAIL
SCALE 1"=100'

FUEL MODIFICATION ZONES

ZONE A - SETBACK ZONE

- Zone in closest proximity to the structure.
- Minimum of 20 feet beyond the edge of combustible structures, attached accessory structures, or appendages and projections.
- Most vegetation in this zone is limited to ground covers, green lawns, and a limited number of selected ornamental or native species which, due to their characteristics, will provide adequate defensible space when subject to a fire environment.
- Irrigation by automatic or manual sprinkler systems to maintain healthy vegetation with higher live-moisture content.
- Plants in this zone shall be highly fire resistant and selected from the approved planting list for the setback zone and given geographical area unless otherwise specified.
- Target trees, including Eucalyptus, Juniper, Cypress and Pine, are not allowed within ten feet of combustible structures. Other tree species may be allowed pursuant to the Fire Code regarding clearance of brush and vegetation growth but are not recommended.
- Requires continual removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying fire resistant plantings, maintenance of the operational integrity and programming of the irrigation system.
- Irrigation shall be designed to establish planted natives and ornamentals.
- Irrigation shall be directed away from native oaks and be placed outside the drip line.
- Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A for reasons which go beyond fire issues and are therefore not included in the planting guide.
- Vines and climbing plants shall not be allowed on combustible structures.

ZONE B - IRRIGATED ZONE

- Extends from the outermost edge of Zone A to 50 feet from the structure.
- All manufactured slopes to be irrigated.
- Augment irrigation and planting required by the County Department of Public Works and City Public Works Departments relating to remanufactured slopes and landscape ordinances.
- May have isolated detached accessory structures such as patio covers, decks, carports, trellises, and other similar accessory structures provided they meet building code requirements.
- Any plants selected for planting in these zones shall be selected from the approved plant list for the setback, irrigated, or thinning zone for a given geographical area.
- Irrigated areas within Zone B require continual removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying fire resistant plantings, maintenance of the operational integrity and programming of the irrigation system.
- Irrigation shall be designed to establish planted natives and ornamentals.
- Irrigation shall be directed away from native oaks and be placed outside the drip line.
- Irrigation by automatic or manual sprinkler systems to maintain healthy vegetation with higher live-moisture content.

ZONE C - THINNING ZONE

- Extends from the outermost edge of Zone B to 200' from structure.
- Presumptively existing vegetation with removal of the majority of undesirable plant species including chamise, red shank, California sage brush, common buckthorn and sage (Appendix 1).
- All areas on property that are not delineated as Zone A or B shall be a zone C homeowner or homeowner association responsibility. Zone C areas beyond said property shall be the responsibility of the developer in that 200 ft. of fuel modification is attained from the structure.
- Reduce fuel loading by reducing the fuel in each remaining shrub or tree without substantial decrease in the canopy cover or removal of soil holding root systems.
- Some replacement planting with ornamental or less flammable native species to meet minimum slope coverage requirements of city or county public works, landscape or hillside ordinances.
- Any plants selected for planting in this zone should be chosen from the approved plant list for the setback, irrigated, or thinning zone for a given geographical area.
- Removal of all dead vegetation, all fine fuels reduced to 3 inches in height.
- Natural vegetation is thinned by reduced amounts as the zone moves away from the development.

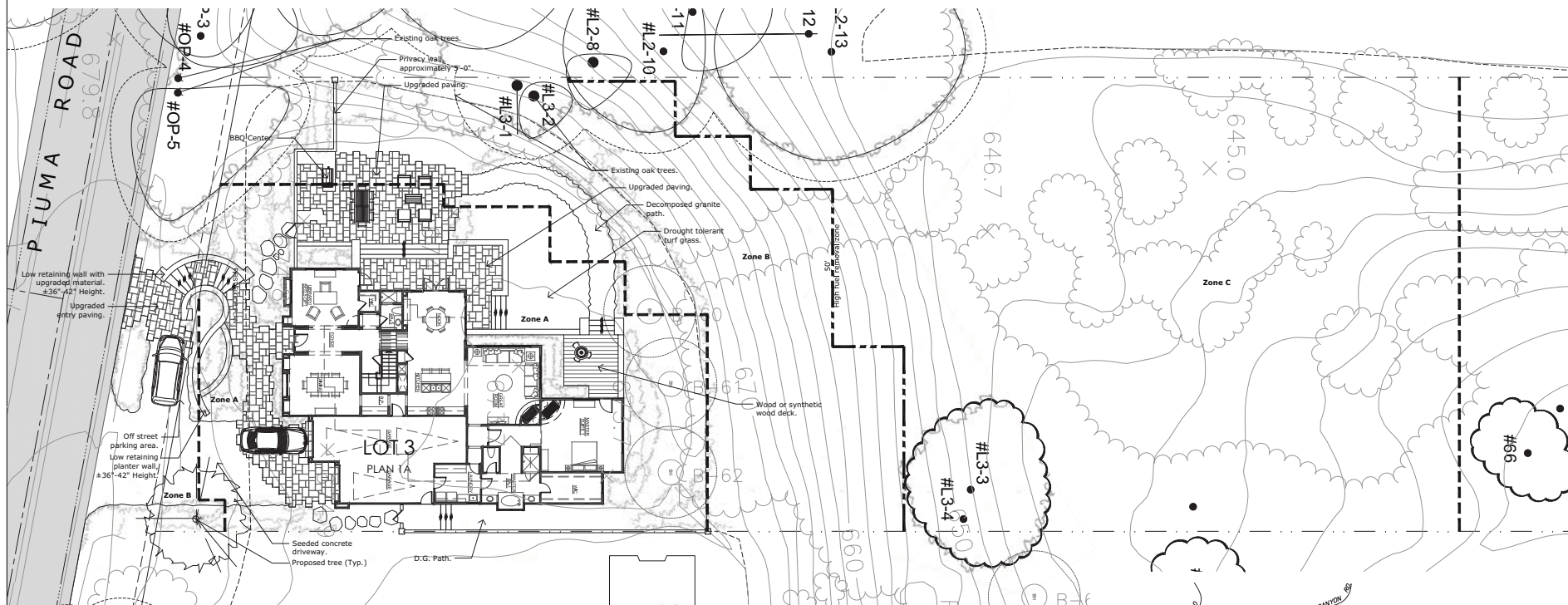
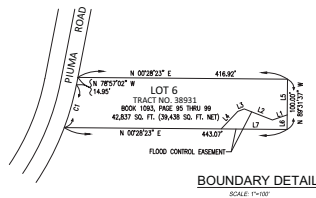


EXHIBIT D LANDSCAPE PLAN - TYPICAL



LINE DATA		
LINE	BEARING	DISTANCE
L1	N 19°10'28" W	31.14'
L2	N 21°26'52" E	60.17'
L3	N 21°02'15" W	13.93'
L4	N 46°30'27" W	47.82'
L5	N 89°31'37" W	71.00'
L6	N 89°31'37" W	29.00'
L7	N 00°28'23" E	131.09'

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	09:32'16"	0.32.00'	88.56'	44.35'

IRRIGATION NOTES

A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING

ZONE A - SETBACK ZONE

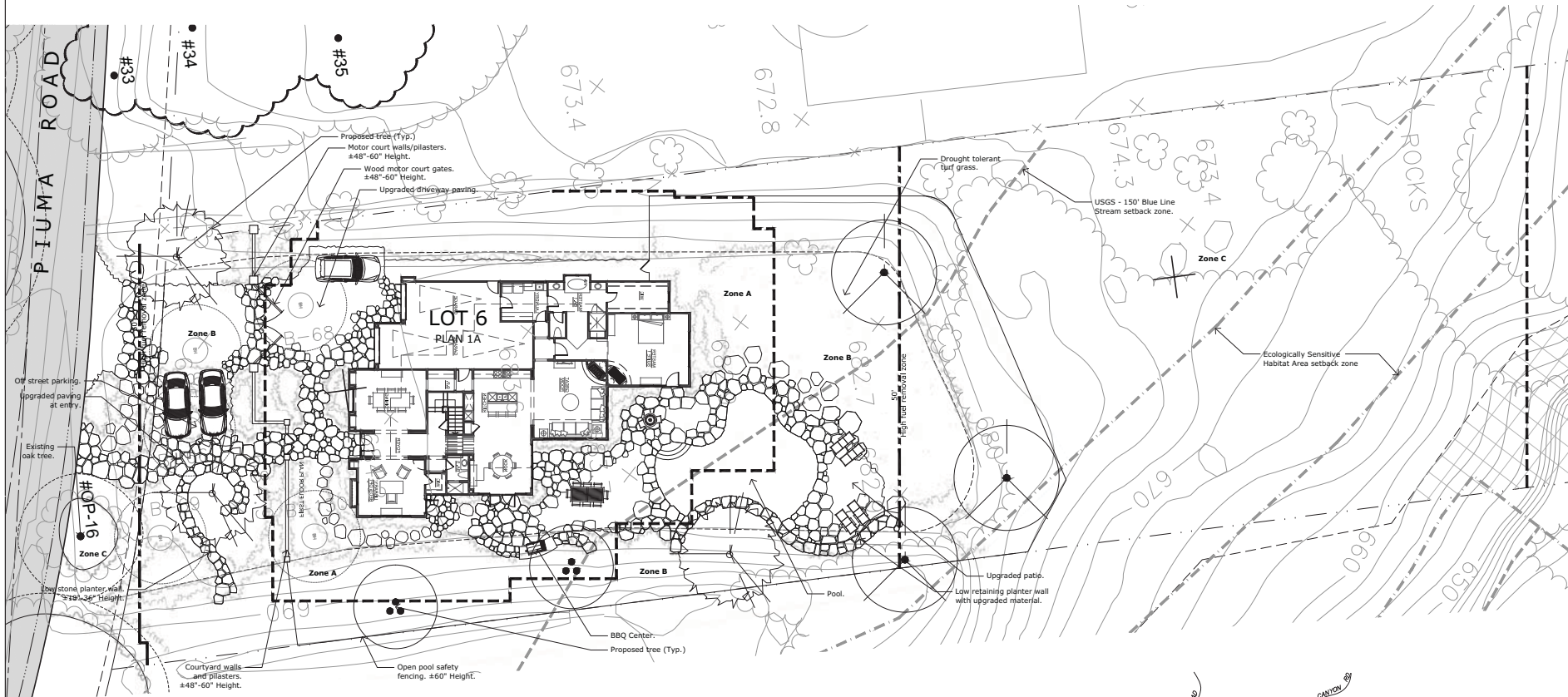
- Zone A in closest proximity to the structure.
 - Minimum of 20 feet beyond the edge of combustible structure.
 - Tree canopy and branches must be removed and projections eliminated.
 - Most vegetation in this zone is limited to ground covers, green shrubs, and small trees.
 - Large trees, shrubs, and vines are not permitted.
 - Species which due to their characteristics, will provide a fire hazard are not permitted.
 - Vegetation in this zone must be maintained to ensure fire environment.
- Zone B
 - Irrigation: automatic or manual sprinkler system to maintain healthy vegetation with higher live-moisture content.
 - Tree canopy and branches must be removed and projections eliminated.
 - From the approved planting list for Zone B, trees and shrubs from any geographical area unless otherwise specified.
 - Large trees, shrubs, and vines are not permitted.
 - Species which due to their characteristics, will provide a fire hazard are not allowed within this zone of combustible structures.
 - Vegetation in this zone must be maintained to ensure fire environment.
 - Regarding clearance of brush and vegetative growth that are not permitted in this zone.
- Zone C
 - Requires continual removal and/or thinning of undesirable vegetation.
 - Vegetation in this zone must be maintained to ensure fire environment.
 - Resistant plants, maintenance of the operational integrity and programming of the irrigation system.
 - Vegetation in this zone must be maintained to ensure fire environment.
 - Plants in this zone must be resistant to plant diseases and ornamentals.
- Zone D
 - Irrigation: be directed away from native oaks and be placed outside the drip-line.
 - Large trees, shrubs, and vines are not permitted.
 - Native trees are not recommended within Zone A or Zone B.
 - Species which due to their characteristics, will provide a fire hazard are not included in the planting guide.
 - Vegetation in this zone must be maintained to ensure fire environment.
 - Trimming plants and shrubs that are not in combustible structures.

FUEL MODIFICATION ZONES

- Extends from the outermost edge of Zone A to 50 feet from the structure.
- All manufactured slopes to be irrigated.
- Augment irrigation and planting required by the County Department of Public Works and City Public Works
- Ordinances relating to remanufactured slopes and landscape ordinances.
- May have isolated detached accessory structures such as patios and pergolas, carports, etc. that are not accessory structures provided they meet building code requirements.
- Any plants selected for planting in these zones shall be selected from the approved list of plants in the attached Irrigated, or thinning zone for a given geographical area.
- Irrigated areas within Zone B require continuous removal and/or replacement of understory plants to maintain the setback of dead/dying fire resistant plantings, maintenance of the operational integrity and programming of the irrigation system.
- Irrigation shall be designed to establish planted natives and non-natives.
- Irrigation shall be directed away from native oaks and be placed outside the drip-line.
- Irrigation by automatic manual sprinkler systems to maintain healthy vegetation with higher moisture content.

ZONE C - THINNING ZONE

- Extends from the outermost edge of Zone B to 200' from structure.
- Permanently existing vegetation with removal of the majority of undesirable plant species including chamise, red shank, California sage brush, common buckwheat and sage (Adelpha).
- All areas on property that are not delineated as Zone A or B shall be a Zone C homeowner or homeowner association area. The Zone C area shall be the responsibility of the developer in that 200 ft. of fuel reduction is attained.
- Reduce fuel loading by reducing the fuel in areas remaining shrub or replace with substantial decrease in the canopy cover and removal of soil holding capacity.
- Some permanent planting with ornamental or less flammable plants to meet the fuel reduction and coverage requirements of city or county public works, landscape or hillside ordinances.
- Any area selected for planting in this zone should be chosen from the approved plant list for the setback, irrigated, or thinning zone for a given geographical area.
- All dead wood removed within this area shall be reduced to 3 inches in height.
- Natural vegetation is thinned by coverage areas as the zone moves away from the development.



SITE PLAN NOTES:

SITE PLAN NOTES:

LEGAL DESCRIPTION: LOT 6, TRACT NO. 38931,
BOOK 1093, PAGE 95 THRU 99
4456-038-006

ASSESSOR'S PARCEL NUMBER: NONE

PROPERTY ADDRESS: NONE

LOT SIZE: 42,837 SQ. FT.

EXISTING ZONING: A-1-1

COMMUNITY STANDARD DISTRICT: MALIBU COASTAL ZONE

GRADING: EXCAVATION (CUT) = 105 c.y.*
120 c.y.* Pool Excavation

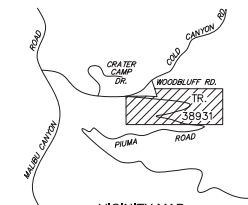
EMBANKMENT (FILL) = 95 c.y.*
EXPORT = 130 c.y.*

LANDSCAPE PLAN NOTES:

LANDSCAPE PLAN NOTES:
LOT 6
 EXISTING LANDSCAPE (FRONT): 1,521 SQ. FT.
 EXISTING LANDSCAPE (REAR): 23,521 SQ. FT.
 TOTAL EXISTING LANDSCAPE: 25,042 SQ. FT.
 PROPOSED LANDSCAPE (FRONT): 2,945 SQ. FT.
 PROPOSED LANDSCAPE (REAR): 5,284 SQ. FT.
 TOTAL PROPOSED LANDSCAPE: 8,229 SQ. FT.
 DROUGHT TOLERANT LANDSCAPING (FRONT): 3,350 SQ. FT.
 DROUGHT TOLERANT LANDSCAPING (REAR): N/A
 TOTAL DROUGHT TOLERANT LANDSCAPING: 3,350 SQ. FT.

* GRADING QUANTITIES DO NOT INCLUDE BUILDING FOUNDATIONS, WALL FOOTINGS, UTILITY SPOILS, SEEPAGE PITS EXCAVATION OR SITE CLEARING AND SCARIFICATION.

TOTAL GRASS TURF AREA: 2,259 SQ. FT.
GRASS TURF AREA PERCENTAGE 6.80%



LAND CONCERN
LANDSCAPE ARCHITECTURE
750 East Deere Avenue, Santa Ana, CA 92705
949.250.4822, F 949.752.2469

ENGINEER	DATE

REVISION	DESCRIPTION

PREPARED BY OR UNDER THE DIRECTION OF:

TRACT MAP 38931
LANDSCAPE PLAN
FOR
TRACT MAP 38931 - LOT 6
LESSOR'S PARCEL NO: 4456-038

SHEET:
L-1
OF 2 SHEETS

EXHIBIT D
LANDSCAPE PLAN - TYPICAL

IRRIGATION NOTES

A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING.

ZONE A - SETBACK ZONE

- Zone in closest proximity to the structure.
- Minimum of 20 feet beyond the edge of combustible structures, attached accessory structures, or appendages and projections.
- Most vegetation in this zone is limited to ground covers, green lawns, and a limited number of selected ornamental or native species which, due to their characteristics, will provide adequate defensible space when subject to a fire environment.
- Irrigation by automatic or manual sprinkler systems to maintain healthy vegetation with higher live-moisture content.
- Plants in this zone shall be highly fire resistant and selected from the approved planting list for the setback zone and given geographical area unless otherwise specified.
- Target trees, including Eucalyptus, Juniper, Cypress and Pine, are not allowed within ten feet of combustible structures.
- Other tree species may be allowed pursuant to the Fire Code regarding clearance of brush and vegetation growth but are not recommended.
- Requires continual removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying fire resistant plantings, maintenance of the operational integrity and programming of the irrigation system.
- Irrigation shall be designed to establish planted natives and ornamentals.
- Irrigation shall be directed away from native oaks and be placed outside the drip line.
- Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A for reasons which go beyond fire issues and are therefore not included in the planting guide.
- Vines and climbing plants shall not be allowed on combustible structures.

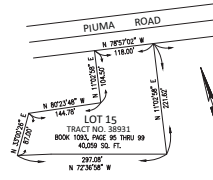
FUEL MODIFICATION ZONES

ZONE B - IRRIGATED ZONE

- Extends from the outermost edge of Zone A to 50 feet from the structure.
- All manufactured slopes to be irrigated.
- Augment irrigation and planting required by the County Department of Public Works and City Public Works Departments relating to remanufactured slopes and landscape ordinances.
- May have isolated detached accessory structures such as patio covers, decks, carports, trellises, and other similar accessory structures provided they meet building code requirements.
- Any plants selected for planting in these zones shall be selected from the approved plant list for the setback, irrigated, or thinning zone for a given geographical area.
- Irrigated areas within Zone B require continual removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying fire resistant plantings, maintenance of the operational integrity and programming of the irrigation system.
- Irrigation shall be designed to establish planted natives and ornamentals.
- Irrigation shall be directed away from native oaks and be placed outside the drip line.
- Irrigation by automatic or manual sprinkler systems to maintain healthy vegetation with higher live-moisture content.

ZONE C - THINNING ZONE

- Extends from the outermost edge of Zone B to 200' from the structure.
- Primarily existing vegetation with removal of the majority of undesirable plant species including chamise, red shank, California sage brush, common buckwheat and sage (Appendix 1).
- All areas on property that are not delineated as Zone A or B shall be a Zone C homeowner or homeowner association responsibility. Zone C areas beyond said property shall be the responsibility of the developer in that 200' ft. of fuel modification is attained from the structure.
- Reduce fuel loading by reducing the fuel in each remaining shrub or tree without substantial decrease in the canopy cover or removal of soil holding root systems.
- Some replacement planting with ornamental or less flammable native species to meet minimum slope coverage requirements of city or county public works, landscape or landslide ordinances.
- Any plants selected for planting in this zone should be chosen from the approved plant list for the setback, irrigated, or thinning zone for a given geographical area.
- Removal of all dead vegetation, all fine fuels reduced to 3 inches in height.
- Natural vegetation is thinned by reduced amounts as the zone moves away from the development.



BOUNDARY DETAIL
SCALE: 1"=50'

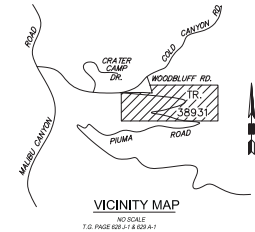
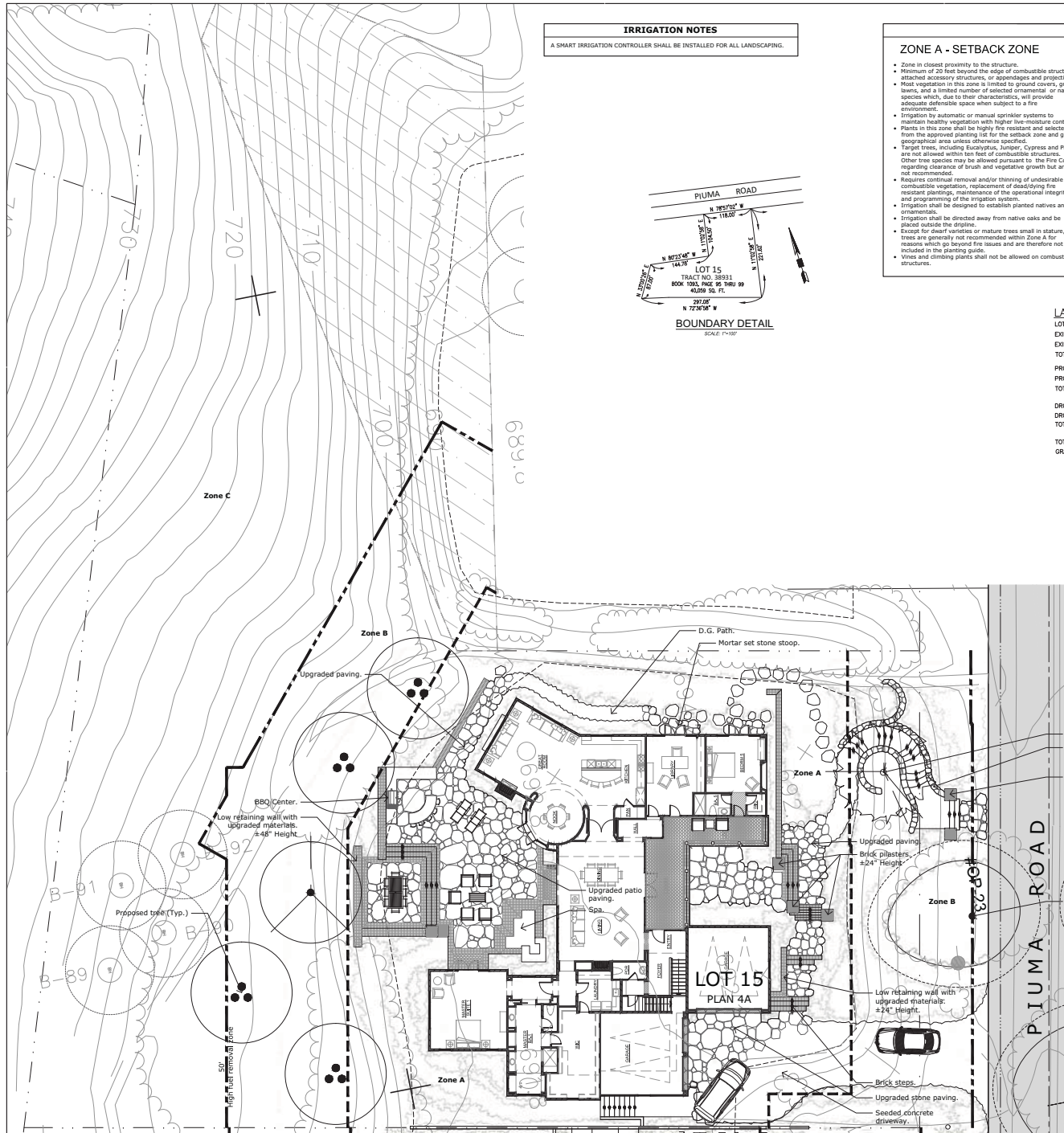
LANDSCAPE PLAN NOTES:

LOT 15
EXISTING LANDSCAPE (FRONT): 886 SQ. FT.
EXISTING LANDSCAPE (REAR): 23,437 SQ. FT.
TOTAL EXISTING LANDSCAPE: 24,323 SQ. FT.
PROPOSED LANDSCAPE (FRONT): 3,572 SQ. FT.
PROPOSED LANDSCAPE (REAR): 3,339 SQ. FT.
TOTAL PROPOSED LANDSCAPE: 6,911 SQ. FT.
DROUGHT TOLERANT LANDSCAPING (FRONT): 3,310 SQ. FT.
DROUGHT TOLERANT LANDSCAPING (REAR): N/A
TOTAL DROUGHT TOLERANT LANDSCAPING: 3,310 SQ. FT.
TOTAL GRASS TURF AREA: N/A
GRASS TURF AREA PERCENTAGE: N/A

SITE PLAN NOTES:

LEGAL DESCRIPTION: LOT 15, TRACT NO. 38931, BOOK 1093, PAGE 95 THRU 99
ASSESSOR'S PARCEL NUMBER: 4456-038-015
PROPERTY ADDRESS: NONE
LOT SIZE: A-1-1
EXISTING ZONING: 40,059 SQ. FT.
COMMUNITY STANDARD DISTRICT: MALIBU COASTAL ZONE
GRADING: EXCAVATION (CUT) = 150 cu.yd.
EMBANKMENT (FILL) = 0-0 cu.yd.
EXPORT = 0-0 cu.yd.

* GRADING QUANTITIES DO NOT INCLUDE BUILDING FOUNDATIONS, WALL FOOTINGS, POOL EXCAVATION, UTILITY SPILLS, SEEPAGE PITS EXCAVATION OR SITE CLEANING AND SCHEDULING.



LANDSCAPE ARCHITECTURE
1750 BROADWAY, SUITE 1100
MALIBU, CALIFORNIA 90262
TEL: 310.326.2669



ENGINEER DATE

REVISION BLOCK

REVISION DESCRIPTION

REVISION DATE

REVISION

REVISION

REVISION

REVISION

REVISION

REVISION

REVISION

REVISION

LANDSCAPE ARCHITECT:
PREPARED BY OR UNDER THE DIRECTION OF:

DATE: 08/02/2012

DATE: 08/02/2012

DATE: 08/02/2012

DATE: 08/02/2012

DATE: 08/02/2012

DATE: 08/02/2012

TRACT MAP 38931
FOR
TRACT MAP 38931 - LOT 15
ASSESSOR'S PARCEL NO. 4456-038-001

SCALE: 1"=40'

SHEET:
L-1

OF 2 SHEETS